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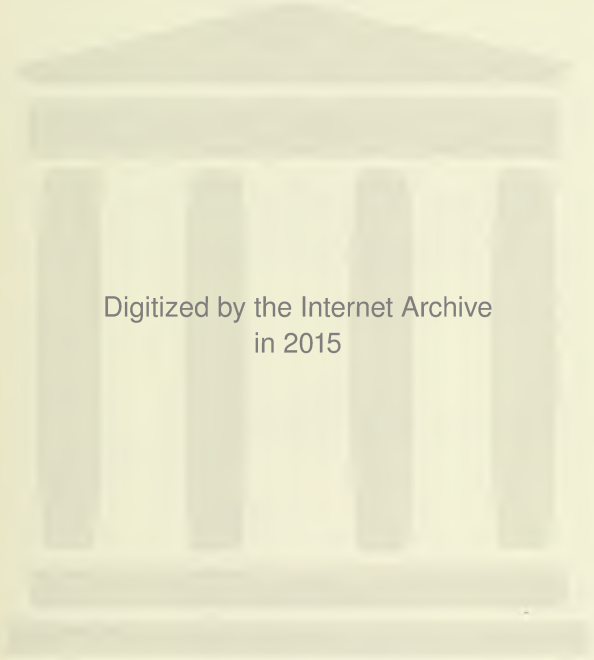

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Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, July 08, 2010
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2094
APPLICANT:	ALKAR PROPERTIES, LLC
PARCEL NO.:	1442 001
PARCEL ADDRESS:	0901 - 0919 CLEMENT ST,
TOPIC:	To determine if change in ownership was a reassessable event.
CURRENT ASSESSMENT:	$3,250,000.00
APPLICANT'S OPINION:	$200,987.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2349
APPLICANT:	BARCLAY'S GLOBAL INVESTORS
PARCEL NO.:	2009900235
PARCEL ADDRESS:	,
TOPIC:	To determine if 2004 escape assessment is barred by previous Board decision on regular 2004 assessment for personal property
CURRENT ASSESSMENT:	$1,546,682.00
APPLICANT'S OPINION:	($6,000,000.00)
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2482
APPLICANT:	ESTERAS, LUCY
PARCEL NO.:	3793 175
PARCEL ADDRESS:	0088 KING ST, #904
TOPIC:	To determine if change in ownership was a reassessable event.
CURRENT ASSESSMENT:	$1,200,000.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0018
APPLICANT:	DANIELS, BARBARA
PARCEL NO.:	5737 021
PARCEL ADDRESS:	0645 BANKS ST,
TOPIC:	Request to reinstate previously withdrawn application.
CURRENT ASSESSMENT:	$635,000.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0320
APPLICANT:	MAKRAS, VICTOR
PARCEL NO.:	5411 045
PARCEL ADDRESS:	5264 3RD ST, 203
TOPIC:	Request to reinstate previously withdrawn application.
CURRENT ASSESSMENT:	$250,000.00
APPLICANT'S OPINION:	$175,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0415
APPLICANT:	NORRIS, JENNIFER
PARCEL NO.:	5685 006A
PARCEL ADDRESS:	0340 PRENTISS ST,
TOPIC:	To determine qualification of Prop 60 Base Year transfer. Value
CURRENT ASSESSMENT:	$950,000.00
APPLICANT'S OPINION:	$341,428.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0902
APPLICANT:	GARCIA, DAVID
PARCEL NO.:	6343 005
PARCEL ADDRESS:	0718 MADRID ST,
TOPIC:	Request to reinstate previously withdrawn application.
CURRENT ASSESSMENT:	$461,118.00
APPLICANT'S OPINION:	$310,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, July 8, 2010, at 9:30 a.m.

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Present: Lawrence Lee, Hayes Miles and Scott Spertzel

Quorum present

Chairperson: Lawrence Lee, Presiding

The following listed applicants appearing for administrative issues pertaining their respective change in the assessed valuations of their property affecting various rolls years being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-0018	Barbara Daniels	Request to Reinstate Application Approved
2009-0320	Victor Makras	Request to Reinstate Application Approved
2009-0902	David Garcia	Request to Reinstate Application Approved

The following listed applicants appearing for administrative issues pertaining their respective change in the assessed valuations of their property affecting various rolls years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2094	Alkar Properties, LLC	Withdrawn
2008-2349	Barclay's Global Investors	Withdrawn
2008-2482	Lucy Esteras	Withdrawn
2009-0415	Jennifer Norris	Postponed

There being no further business, the Board, at the hour of 10:08 a.m., recessed to reconvene Monday, July 12, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, July 13, 2010.

3 1223 08514 4054

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, July 12, 2010 To Monday, July 12, 2010
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2269
APPLICANT:	STOCKBRIDGE 138 NEW MONTGOMERY, LLC
PARCEL NO.:	3722 008
PARCEL ADDRESS:	0134 0140 NEW MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$95,370,000.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1675
APPLICANT:	ONE HAWTHORNE, LLC
PARCEL NO.:	3735 047
PARCEL ADDRESS:	0645 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$40,600,800.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2793
APPLICANT:	250 MONTGOMERY SF, LLC c/o STARR FINLEY
PARCEL NO.:	0268 017
PARCEL ADDRESS:	0250 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,247,400.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2794
APPLICANT:	250 MONTGOMERY SF, LLC c/o STARR FINLEY
PARCEL NO.:	0268 018
PARCEL ADDRESS:	0250 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,444,400.00
APPLICANT'S OPINION:	$7,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2798
APPLICANT:	250 MONTGOMERY SF, LLC c/o STARR FINLEY
PARCEL NO.:	0268 019
PARCEL ADDRESS:	0250 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,207,000.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, July 12, 2010 To Monday, July 12, 2010
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1583
APPLICANT:	THE BRUNI CO
PARCEL NO.:	0491 009
PARCEL ADDRESS:	2055 CHESTNUT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,708,280.00
APPLICANT'S OPINION:	$1,712,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1464
APPLICANT:	599 POST STREET, LLC
PARCEL NO.:	0306 017
PARCEL ADDRESS:	0573 0599 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,329,728.00
APPLICANT'S OPINION:	$2,381,350.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3092
APPLICANT:	PARK MACARTHUR ASSOC LLC
PARCEL NO.:	3794 021
PARCEL ADDRESS:	0139 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,387,516.00
APPLICANT'S OPINION:	$11,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3093
APPLICANT:	PANOSSIAN, ABRAHAM
PARCEL NO.:	0280 002
PARCEL ADDRESS:	0839 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,211,596.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3115
APPLICANT:	CRESCENT HOTELS AND RESORTS
PARCEL NO.:	0715 009
PARCEL ADDRESS:	1050 1066 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,561,209.00
APPLICANT'S OPINION:	$9,840,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4311
APPLICANT:	MAIONCHI-LAUNDERLAND-FILLMORE, LP
PARCEL NO.:	0492 033
PARCEL ADDRESS:	3322 FILLMORE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,211,856.00
APPLICANT'S OPINION:	$1,642,361.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5648
APPLICANT:	CHANG, HENRY
PARCEL NO.:	0862 008
PARCEL ADDRESS:	0604 0612 WALLER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,040,000.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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AMENDED

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PARCEL NO.:	3722 008
PARCEL ADDRESS:	0134 - 0140 NEW MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$95,370,000.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1741
APPLICANT:	STOCKBRIDGE 138 NEW MONTGOMERY, LLC
PARCEL NO.:	3722 080
PARCEL ADDRESS:	1400 NEW MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$97,277,400.00
APPLICANT'S OPINION:	$41,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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APPLICANT'S OPINION:	$1,712,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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APPLICANT'S OPINION:	$4,500,000.00
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PARCEL ADDRESS:	0250 MONTGOMERY ST,
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CURRENT ASSESSMENT:	$11,444,400.00
APPLICANT'S OPINION:	$7,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2798
APPLICANT:	250 MONTGOMERY SF, LLC c/o STARR FINLEY
PARCEL NO.:	0268 019
PARCEL ADDRESS:	0250 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,207,000.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3092
APPLICANT:	PARK MACARTHUR ASSOC LLC
PARCEL NO.:	3794 021
PARCEL ADDRESS:	0139 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,387,516.00
APPLICANT'S OPINION:	$11,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3093
APPLICANT:	PANOSSIAN, ABRAHAM
PARCEL NO.:	0280 002
PARCEL ADDRESS:	0839 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,211,596.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3115
APPLICANT:	CRESCENT HOTELS AND RESORTS
PARCEL NO.:	0715 009
PARCEL ADDRESS:	1050 1066 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,561,209.00
APPLICANT'S OPINION:	$9,840,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4311
APPLICANT:	MAIONCHI-LAUNDERLAND-FILLMORE, LP
PARCEL NO.:	0492 033
PARCEL ADDRESS:	3322 FILLMORE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,211,856.00
APPLICANT'S OPINION:	$1,642,361.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5648
APPLICANT:	CHANG, HENRY
PARCEL NO.:	0862 008
PARCEL ADDRESS:	0604 - 0612 WALLER ST.
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,040,000.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, July 12, 2010, at 9:30 a.m.

Present: Gregory Blaine, Lawrence Lee and Diane Robinson

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Quorum present

Chairperson: Diane Robinson, Presiding

Certified Court Reporter Mary Garland

The following listed applicant for change in the assessed valuation of property affecting various roll years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2269	Stockbridge 138 New Montgomery	Withdrawn at Hearing
2009-1741	Stockbridge 138 New Montgomery	Verbal Stipulated Value Approved

The following listed applicant for change in the assessed valuation of property affecting the 2009 roll year being present and heard, the Board commenced hearing evidence and testimony from the Applicant's representative, Mark Ong.

At the hour of 10:38 a.m. the Board went into closed session to hear evidence and testimony regarding confidential trade secret information on the below application, and while still in closed session, took the following action on the original application:

Appeal No.	Name	Disposition
2009-1675	One Hawthorne, LLC	Continued to 1:45 p.m.

The following listed applicants for change in the assessed valuation of property affecting the 2009 roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2793	250 Montgomery SF, LLC	Withdrawn
2009-2794	250 Montgomery SF, LLC	Withdrawn
2009-2798	250 Montgomery SF, LLC	Withdrawn

RECESS

The Board, at the hour of 12:15 p.m., recessed to reconvene at 1:45 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:50 p.m.

Present: Gregory Blaine, Lawrence Lee and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

Certified Court Reporter Mary Garland

With the same parties present from the morning session, the Board continued hearing confidential trade secret evidence and testimony in closed session from both the Applicant and the Assessor.

At the hour of 3:20 p.m., the Board reconvened in open session to hear closing arguments from the parties. The Board then took the following action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-1675	One Hawthorne, LLC	Submitted

The following listed applicants for change in the assessed valuation of property affecting various roll years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1583	The Bruni Co.	Withdrawn
2009-1464	599 Post Street, LLC	Withdrawn
2009-3092	Park MacArthur Associates, LLC	Withdrawn
2009-3093	Abraham Panossian	Withdrawn
2009-3115	Crescrent Hotels & Resorts	Withdrawn
2009-4311	Maionchi-Launderland-Fillmore	Postponed
2009-5648	Henry Chang	Postponed

There being no further business, the Board, at the hour of 3:53 p.m., recessed to reconvene Tuesday, July 13, 2010 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, July 13, 2010

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, July 13, 2010 To Tuesday, July 13, 2010
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0678
APPLICANT:	BELLEVUE ASSOCIATES, LP
PARCEL NO.:	0317 001
PARCEL ADDRESS:	0501 0507 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,308,404.00
APPLICANT'S OPINION:	$16,047,569.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0865
APPLICANT:	311 CALIFORNIA STREET, LP
PARCEL NO.:	0261 015
PARCEL ADDRESS:	0311 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,168,830.00
APPLICANT'S OPINION:	$14,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1063
APPLICANT:	FEDERAL DEPOSIT INSURANCE CORP.
PARCEL NO.:	3708 097
PARCEL ADDRESS:	0025 JESSIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$44,108,919.00
APPLICANT'S OPINION:	$18,900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1551
APPLICANT:	1100 PARK LANE ASSOCIATES DE LLC
PARCEL NO.:	0222 009
PARCEL ADDRESS:	1100 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$41,483,243.00
APPLICANT'S OPINION:	$30,350,823.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1920
APPLICANT:	ARDEN REALTY
PARCEL NO.:	0171 068
PARCEL ADDRESS:	0001 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,669,927.00
APPLICANT'S OPINION:	$16,001,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1923
APPLICANT:	ARDEN REALTY
PARCEL NO.:	0167 063
PARCEL ADDRESS:	0075 BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$35,559,910.00
APPLICANT'S OPINION:	$21,334,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, July 13, 2010 To Tuesday, July 13, 2010
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0098
APPLICANT:	KNOP, ROMAN
PARCEL NO.:	0345 012A
PARCEL ADDRESS:	0168 HYDE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,085,504.00
APPLICANT'S OPINION:	$4,999,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0133
APPLICANT:	VENYSTATE, INC.
PARCEL NO.:	0012 001
PARCEL ADDRESS:	2739 2755 TAYLOR ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$19,391,930.00
APPLICANT'S OPINION:	$7,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0134
APPLICANT:	VENYSTATE, INC.
PARCEL NO.:	0012 001
PARCEL ADDRESS:	2739 2755 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$22,111,547.00
APPLICANT'S OPINION:	$11,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0293
APPLICANT:	851 CALIFORNIA, LLC c/o MENLO CAPITAL GROUP
PARCEL NO.:	0256 018
PARCEL ADDRESS:	0851 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,608,000.00
APPLICANT'S OPINION:	$5,304,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0315
APPLICANT:	VENYSTATE, INC.
PARCEL NO.:	0012 001
PARCEL ADDRESS:	2739 2755 TAYLOR ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$19,660,065.00
APPLICANT'S OPINION:	$9,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0325
APPLICANT:	1540 BUSH ST LLC
PARCEL NO.:	0666 006A
PARCEL ADDRESS:	1530 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,814,000.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0367
APPLICANT:	MING, JIE YING
PARCEL NO.:	3755 076
PARCEL ADDRESS:	1157 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,458,600.00
APPLICANT'S OPINION:	$749,326.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0368
APPLICANT:	MING, JIE YING
PARCEL NO.:	3755 081
PARCEL ADDRESS:	0016 0018V BRUSH PL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$459,000.00
APPLICANT'S OPINION:	$215,854.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0774
APPLICANT:	FRANKEL, MARVIN
PARCEL NO.:	0158 024
PARCEL ADDRESS:	1534 1544 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,274,700.00
APPLICANT'S OPINION:	$2,832,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0783
APPLICANT:	NAM INVESTMENTS, LP
PARCEL NO.:	0135 008
PARCEL ADDRESS:	1050 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,846,652.00
APPLICANT'S OPINION:	$8,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0807
APPLICANT:	MING, HARRY
PARCEL NO.:	3761 007
PARCEL ADDRESS:	0660 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,394,614.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, July 13, 2010, at 1:30 p.m.

Present: Gregory Blain, Lawrence Lee and Hayes Miles

Quorum present

Chairperson: Lawrence Lee, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2002 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-0133	Venystate, Inc.	A.V.Lowered (Assessor)

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-0783	Nam Investments, LP	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0098	Roman Knop	Postponed
2009-0134	Venystate, Inc.	Postponed
2009-0293	851 California, LLC	Postponed
2009-0315	Venystate, Inc.	Withdrawn
2009-0325	1540 Bush St, LLC	Withdrawn
2009-0367	Jie Ying Ming	Withdrawn
2009-0368	Jie Ying Ming	Withdrawn
2009-0774	Marvin Frankel	Withdrawn
2009-0807	Harry Ming	Postponed

There being no further business, the Board, at the hour of 3:25 p.m., recessed to reconvene Monday, July 19, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board July 20, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, July 14, 2010 To Wednesday, July 14, 2010
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2290
APPLICANT:	BRENNAN CHILDRENS TR AGREEM#1
PARCEL NO.:	7542 037
PARCEL ADDRESS:	
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$480,459.00
APPLICANT'S OPINION:	$75,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2353
APPLICANT:	BRENNAN CHILDRENS TR AGREEM#1
PARCEL NO.:	7542 037
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$415,631.00
APPLICANT'S OPINION:	$75,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2354
APPLICANT:	BRENNAN CHILDRENS TR AGREEM#1
PARCEL NO.:	7542 037
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$423,944.00
APPLICANT'S OPINION:	$75,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0005
APPLICANT:	KREFETZ, FRED
PARCEL NO.:	2009650972
PARCEL ADDRESS:	D102
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$86,879.00
APPLICANT'S OPINION:	$63,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0092
APPLICANT:	SAN FRANCISCO MEDICAL IMAGING
PARCEL NO.:	2009206245
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$423,600.00
APPLICANT'S OPINION:	$150,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0587
APPLICANT:	CLIFFORD CHANCE US LLP
PARCEL NO.:	2009900628
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$6,403,305.00
APPLICANT'S OPINION:	$6,352,410.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	2ND ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0588
APPLICANT:	CLIFFORD CHANCE US LLP
PARCEL NO.:	2009900627
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$4,890,878.00
APPLICANT'S OPINION:	$4,838,944.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	2ND ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0589
APPLICANT:	CLIFFORD CHANCE US LLP
PARCEL NO.:	2009900626
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$4,846,719.00
APPLICANT'S OPINION:	$4,794,785.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	2ND ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0825
APPLICANT:	NBC UNIVERSAL dba NBC INTERNET
PARCEL NO.:	2009900522
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$11,184,353.00
APPLICANT'S OPINION:	$1,036,830.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0826
APPLICANT:	NBC UNIVERSAL dba NBC INTERNET
PARCEL NO.:	2009900521
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$11,199,268.00
APPLICANT'S OPINION:	$1,014,224.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0827
APPLICANT:	NBC UNIVERSAL dba NBC INTERNET
PARCEL NO.:	2009900520
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$10,827,851.00
APPLICANT'S OPINION:	$950,672.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0828
APPLICANT:	NBC UNIVERSAL dba NBC INTERNET
PARCEL NO.:	2009900497
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$10,843,419.00
APPLICANT'S OPINION:	$928,160.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, July 14, 2010 To Wednesday, July 14, 2010
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2443
APPLICANT:	HOWARD C. GREENE INC.
PARCEL NO.:	3516 009
PARCEL ADDRESS:	0276 11TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,500,000.00
APPLICANT'S OPINION:	$875,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0021
APPLICANT:	LUCANA, CLARA
PARCEL NO.:	7030 049
PARCEL ADDRESS:	0072 NIAGARA AV,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$828,057.00
APPLICANT'S OPINION:	$609,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0084
APPLICANT:	KLEIN, LLOYD
PARCEL NO.:	2035A001
PARCEL ADDRESS:	0795 NORIEGA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,461,281.00
APPLICANT'S OPINION:	$1,080,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0099
APPLICANT:	ODONOVAN, DENIS
PARCEL NO.:	5338 048
PARCEL ADDRESS:	1723 1725 QUESADA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$954,571.00
APPLICANT'S OPINION:	$644,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0123
APPLICANT:	SARGENT, DIANE
PARCEL NO.:	1415 007
PARCEL ADDRESS:	0275 18TH AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$1,305,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0272
APPLICANT:	SARGENT, DIANE
PARCEL NO.:	1415 007
PARCEL ADDRESS:	0275 18TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,150,000.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0329
APPLICANT:	LE BLANC, ANDREW
PARCEL NO.:	5402 011
PARCEL ADDRESS:	0450 ELMIRA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$503,402.00
APPLICANT'S OPINION:	$470,902.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0381
APPLICANT:	MEYKADEH, SIMIN
PARCEL NO.:	0576 056
PARCEL ADDRESS:	1775 BROADWAY , 10
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$736,052.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, July 14, 2010, at 1:30 p.m.

Present: Margaret Ruxton, Mervin Conlan and Fred Perez

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2001 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2008-2443	Howard C. Greene Inc.	Verbal Stipulated Value Approved

The following listed applicant for change in the assessed valuation of property affecting the 2005 and 2009 assessment roll years having not been present for hearing as scheduled, the Board took certain actions, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0329	Andrew Le Blanc	Denied-No Show
2009-0381	Simin Meykadeh	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0021	Clara Lucana	Postponed
2009-0084	Lloyd Klein	Withdrawn
2009-0099	Denis Odonovan	Postponed
2009-0123	Diane Sargent	Postponed
2009-0272	Diane Sargent	Postponed

There being no further business, the Board, at the hour of 3:05 p.m., recessed to reconvene Thursday, July 15, 2010 at 9:30 a.m.

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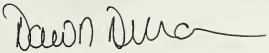
SAN FRANCISCO

Angela Calvillo
Clerk



Dawn Duran
Administrator

Approved by the Board on Thursday, July 15, 2010

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, July 15, 2010 To Thursday, July 15, 2010
9:30 AM (ALL DAY)

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2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0024
APPLICANT:	KENNEDY, PATRICK
PARCEL NO.:	0558 020
PARCEL ADDRESS:	2848 STEINER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,610,000.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
JUL 09 2010
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0141
APPLICANT:	KUBEIN, ROGER
PARCEL NO.:	2847 027
PARCEL ADDRESS:	0905 BURNETT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,928,209.00
APPLICANT'S OPINION:	$1,450,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0174
APPLICANT:	GLIMIDAKIS, NIKOS
PARCEL NO.:	1051 038
PARCEL ADDRESS:	1750 DIVISADERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,810,531.00
APPLICANT'S OPINION:	$2,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0258
APPLICANT:	CHAN, ALAN
PARCEL NO.:	4353 008
PARCEL ADDRESS:	1300 CESAR CHAVEZ ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,246,407.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0355
APPLICANT:	HUNG, HENRY
PARCEL NO.:	2502A011
PARCEL ADDRESS:	0501 CRESTLAKE DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,134,991.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0413
APPLICANT:	STERN, JAMIE
PARCEL NO.:	1415 023
PARCEL ADDRESS:	0222 19TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,559,000.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0610
APPLICANT:	GOODWIN, SEBASTIAN
PARCEL NO.:	1413 053
PARCEL ADDRESS:	1928 CLEMENT ST, #1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$930,890.00
APPLICANT'S OPINION:	$830,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0988
APPLICANT:	HERNANDEZ, ESTEBAN
PARCEL NO.:	5945 008
PARCEL ADDRESS:	0701 PERU AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$728,684.00
APPLICANT'S OPINION:	$580,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1039
APPLICANT:	HANSEN, KENNETH
PARCEL NO.:	8708 142
PARCEL ADDRESS:	0235 BERRY ST, 315
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$905,888.00
APPLICANT'S OPINION:	$779,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0844
APPLICANT:	SAN FRANCISCO SERIS OF LOCKTON COMPANIES
PARCEL NO.:	2009900574
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,768,873.00
APPLICANT'S OPINION:	$430,667.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0845
APPLICANT:	SAN FRANCISCO SERIS OF LOCKTON COMPANIES
PARCEL NO.:	2009900573
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,749,410.00
APPLICANT'S OPINION:	$456,396.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0846
APPLICANT:	SAN FRANCISCO SERIS OF LOCKTON COMPANIES
PARCEL NO.:	2009900576
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,090,933.00
APPLICANT'S OPINION:	$165,646.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0847
APPLICANT:	SAN FRANCISCO SERIS OF LOCKTON COMPANIES
PARCEL NO.:	2009900575
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,153,664.00
APPLICANT'S OPINION:	$455,400.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1325
APPLICANT:	BANK OF THE WEST
PARCEL NO.:	2009520037
PARCEL ADDRESS:	,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,126,215.00
APPLICANT'S OPINION:	$1,855,173.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1417
APPLICANT:	YOSHI'S SAN FRANCISCO
PARCEL NO.:	2009209530
PARCEL ADDRESS:	,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$12,253,687.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1418
APPLICANT:	YU, XIU FANG
PARCEL NO.:	2009205868
PARCEL ADDRESS:	,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$55,334.00
APPLICANT'S OPINION:	$32,362.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1512
APPLICANT:	ZIFF-DAVIS PUBLISHING, INC.
PARCEL NO.:	2009900614
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$73,686.00
APPLICANT'S OPINION:	$20,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1513
APPLICANT:	ZIFF-DAVIS PUBLISHING, INC.
PARCEL NO.:	2009900613
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$32,795.00
APPLICANT'S OPINION:	$10,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1525
APPLICANT:	ASCENT MEDIA GROUP, INC
PARCEL NO.:	2009203001
PARCEL ADDRESS:	,
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$1,758,408.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, July 15, 2010, at 9:30 a.m.

Present: Mervin Conlan, Fred Perez and John McGary

Quorum present

Chairperson: John McGary, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0024	Patrick Kennedy	Submitted
2009-0141	Roger Kubein	A.V. Lowered (Assessor)
2009-0258	Alan Chan	Submitted
2009-0355	Henry Hung	Submitted
2009-0610	Sebastian Goodwin	Submitted
2009-0988	Esteban Hernandez	Submitted

The following listed applicant for change in the assessed valuation of property affecting the 2007 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-1039	Kenneth Hansen	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the 2009 roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0174	Nikos Glimidakis	Postponed
2009-0413	Jamie Stern	Postponed

RECESS

The Board, at the hour of 11:30 a.m., recessed to reconvene at 1:30 p.m.

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RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:33 p.m.

Present: Mervin Conlan, Fred Perez and John McGary

Quorum present

Chairperson: John McGary, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0024	Patrick Kennedy	A.V. Lowered (Board)
2009-0258	Alan Chan	A.V. Lowered (Assessor)
2009-0355	Henry Hung	A.V. Lowered (Board)
2009-0610	Sebastian Goodwin	A.V. Lowered (Board)
2009-0988	Esteban Hernandez	A.V. Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0844	San Francisco Seris of Lockton	Postponed
2009-0845	San Francisco Seris of Lockton	Postponed
2009-0846	San Francisco Seris of Lockton	Postponed
2009-0847	San Francisco Seris of Lockton	Postponed
2009-1325	Bank of the West	Postponed
2009-1417	Yoshi's San Francisco	Postponed
2009-1418	Xiu Fang Yu	Withdrawn
2009-1512	Ziff-Davis Publishing, Inc.	Withdrawn
2009-1513	Ziff-Davis Publishing, Inc.	Withdrawn
2009-1525	Ascent Media Group, Inc.	Withdrawn

There being no further business, the Board, at the hour of 2:50 p.m., recessed to reconvene Wednesday, July 21, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, July 21, 2010

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
TUESDAY, JULY 20, 2010
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to deliberate and take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION 2009-1675

APPLICANT:	ONE HAWTHORNE, LLC
PARCEL NO.:	3735 047
PARCEL ADDRESS:	0645 HOWARD ST,
TOPIC:	Decline in Value
RECOMMENDED ASSESSMENT:	$38,200,000.00
APPLICANT REVISED OPINION:	$ 9,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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* Public comment will be taken on every item on the agenda.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, July 21, 2010 To Wednesday, July 21, 2010
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0101
APPLICANT:	QUINLAN, PATRICK
PARCEL NO.:	5513 011
PARCEL ADDRESS:	0000 V ,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$234,228.00
APPLICANT'S OPINION:	$125,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0102
APPLICANT:	QUINLAN, PATRICK
PARCEL NO.:	5513 011
PARCEL ADDRESS:	0000 V ,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$259,228.00
APPLICANT'S OPINION:	$125,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND BASE YEAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0103
APPLICANT:	QUINLAN, PATRICK
PARCEL NO.:	5513 011
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$275,289.00
APPLICANT'S OPINION:	$94,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0104
APPLICANT:	QUINLAN, PATRICK
PARCEL NO.:	5513 012
PARCEL ADDRESS:	0000 V ,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$237,240.00
APPLICANT'S OPINION:	$125,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0105
APPLICANT:	QUINLAN, PATRICK
PARCEL NO.:	5513 012
PARCEL ADDRESS:	0000 V ,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$262,240.00
APPLICANT'S OPINION:	$125,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND BASE YEAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0106
APPLICANT:	QUINLAN, PATRICK
PARCEL NO.:	5513 012
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$278,548.00
APPLICANT'S OPINION:	$94,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0107
APPLICANT:	QUINLAN, PATRICK
PARCEL NO.:	5513 020
PARCEL ADDRESS:	1511V YORK ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$245,523.00
APPLICANT'S OPINION:	$240,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0108
APPLICANT:	QUINLAN, PATRICK
PARCEL NO.:	5513 020
PARCEL ADDRESS:	1511V YORK ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$270,933.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND BASE YEAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0109
APPLICANT:	QUINLAN, PATRICK
PARCEL NO.:	5513 020
PARCEL ADDRESS:	1511V YORK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$287,515.00
APPLICANT'S OPINION:	$187,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0739
APPLICANT:	BHATIA, KETAN
PARCEL NO.:	7071 031
PARCEL ADDRESS:	0538 HEAD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$612,000.00
APPLICANT'S OPINION:	$555,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0745
APPLICANT:	COX FAMILY TRUST
PARCEL NO.:	2626 004
PARCEL ADDRESS:	0030 ORD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,250,000.00
APPLICANT'S OPINION:	$940,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0803
APPLICANT:	KARKAR, HANNA
PARCEL NO.:	8702 385
PARCEL ADDRESS:	0260 KING ST, #1207
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$559,000.00
APPLICANT'S OPINION:	$460,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1089
APPLICANT:	LIN, WING
PARCEL NO.:	6409 001C
PARCEL ADDRESS:	0820 PARIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$692,752.00
APPLICANT'S OPINION:	$540,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1114
APPLICANT:	ZHANG, JIMMY
PARCEL NO.:	3275A010
PARCEL ADDRESS:	0920 DARIEN WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,061,863.00
APPLICANT'S OPINION:	$626,600.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, July 21, 2010, at 9:32 a.m.

Present: Louisa Mendoza, Fred Perez and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0739	Ketan Bhatia	Submitted
2009-0803	Hanna Karkar	Submitted
2009-1114	Jimmy Zhang	Submitted

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-1089	Wing Lin	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the 2009 roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0101	Patrick Quinlan	Postponed
2009-0102	Patrick Quinlan	Postponed
2009-0103	Patrick Quinlan	Postponed
2009-0104	Patrick Quinlan	Postponed
2009-0105	Patrick Quinlan	Postponed
2009-0106	Patrick Quinlan	Postponed
2009-0107	Patrick Quinlan	Postponed
2009-0108	Patrick Quinlan	Postponed

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2009-0109	Patrick Quinlan	Postponed
2009-0745	Cox Family Trust	Withdrawn

RECESS

The Board, at the hour of 11:30 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:33 p.m.

Present: Louisa Mendoza, Fred Perez and John McGary

Quorum present

~~Chairperson: Louisa Mendoza, Presiding~~

The following listed applicants for change in the assessed valuation of property affecting the Assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0739	Ketan Bhatia	A. V. Lowered (Board)
2009-0803	Hanna Karkar	Denied
2009-1114	Jimmy Zhang	A. V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1838	Xerox Corporation	Withdrawn
2009-1839	Xerox Corporation	Withdrawn
2009-1840	Hillstone Restaurant Group	Postponed
2009-2376	Rai Care Centers of No. California	Withdrawn
2009-2392	3000, Inc.	Withdrawn
2009-2393	3000, Inc.	Withdrawn
2009-2394	3000, Inc.	Withdrawn
2009-2466	Andronicos Markets Inc.	Postponed
2009-2594	88 First Street Associates	Withdrawn
2009-2595	Sixty-Two First Street, LLC	Withdrawn
2009-2596	Sixty-Two First Street, LLC	Withdrawn

There being no further business, the Board, at the hour of 2:30 p.m., recessed to reconvene Thursday, July 22, 2010 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, August 10, 2010

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Fax: (415) 554-6775
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, July 22, 2010 To Thursday, July 22, 2010
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2706
APPLICANT:	MACROVISION CORPORATION
PARCEL NO.:	2009207300
PARCEL ADDRESS:	,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,405,354.00
APPLICANT'S OPINION:	$199,737.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2707
APPLICANT:	MACROVISION CORPORATION
PARCEL NO.:	2009211181
PARCEL ADDRESS:	,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$98,015.00
APPLICANT'S OPINION:	$13,450.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2725
APPLICANT:	LWT, INC.
PARCEL NO.:	2009210548
PARCEL ADDRESS:	,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$18,433.00
APPLICANT'S OPINION:	$11,994.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2726
APPLICANT:	GALLERIA PARK ASSOCIATES, LLC
PARCEL NO.:	2009206451
PARCEL ADDRESS:	,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,671,720.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3220
APPLICANT:	FEDERAL RESERVE BANK OF SF
PARCEL NO.:	2009520053
PARCEL ADDRESS:	,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$21,819,652.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3310
APPLICANT:	SALESFORCE.COM
PARCEL NO.:	2009206356
PARCEL ADDRESS:	,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$10,682,916.00
APPLICANT'S OPINION:	$6,015,780.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3311
APPLICANT:	SALESFORCE.COM
PARCEL NO.:	2009204453
PARCEL ADDRESS:	,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$16,514,324.00
APPLICANT'S OPINION:	$10,266,810.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3312
APPLICANT:	SALESFORCE.COM
PARCEL NO.:	2009209791
PARCEL ADDRESS:	,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$7,122,454.00
APPLICANT'S OPINION:	$4,070,965.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3444
APPLICANT:	SFH ASSOCIATES LP
PARCEL NO.:	2009205528
PARCEL ADDRESS:	,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,813,875.00
APPLICANT'S OPINION:	$2,900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3455
APPLICANT:	AUTODESK, INC.
PARCEL NO.:	2009205093
PARCEL ADDRESS:	,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$17,198,614.00
APPLICANT'S OPINION:	$10,520,992.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3458
APPLICANT:	ORACLE USA, INC.
PARCEL NO.:	2009211252
PARCEL ADDRESS:	,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$14,303,079.00
APPLICANT'S OPINION:	$9,003,079.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

- Public comment will be taken on every item on the agenda.

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, July 22, 2010 To Thursday, July 22, 2010
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1612
APPLICANT:	WALGREEN COMPANY., #3849
PARCEL NO.:	1493 001
PARCEL ADDRESS:	0025 POINT LOBOS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,786,247.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1613
APPLICANT:	WALGREEN COMPANY., #3849
PARCEL NO.:	1440 040
PARCEL ADDRESS:	0745 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,793,559.00
APPLICANT'S OPINION:	$5,400,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0014
APPLICANT:	HEE, BETTY
PARCEL NO.:	6202 022
PARCEL ADDRESS:	0582 CAMPBELL AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$468,620.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0015
APPLICANT:	HEE, BETTY
PARCEL NO.:	6202 022
PARCEL ADDRESS:	0582 CAMPBELL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$471,992.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0016
APPLICANT:	HEE, BETTY
PARCEL NO.:	6202 022
PARCEL ADDRESS:	0582 CAMPBELL AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$599,940.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0017
APPLICANT:	HEE, BETTY
PARCEL NO.:	6202 022
PARCEL ADDRESS:	0582 CAMPBELL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$614,997.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0244
APPLICANT:	STILL, NURITH
PARCEL NO.:	2650 014
PARCEL ADDRESS:	4400 4402 18TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,040,000.00
APPLICANT'S OPINION:	$1,058,400.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0245
APPLICANT:	STILL, NURITH
PARCEL NO.:	2650 014
PARCEL ADDRESS:	4400 4402 18TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,080,800.00
APPLICANT'S OPINION:	$1,058,400.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0693
APPLICANT:	ZHENG, HONG
PARCEL NO.:	3011 078
PARCEL ADDRESS:	0175 SAN PABLO AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,100,000.00
APPLICANT'S OPINION:	$2,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1106
APPLICANT:	PEREZ, RONY
PARCEL NO.:	1889 004
PARCEL ADDRESS:	1527 43RD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$791,501.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1107
APPLICANT:	FELDSTEIN, SCOTT
PARCEL NO.:	8708 147
PARCEL ADDRESS:	0235 BERRY ST, 402
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$807,246.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, July 22, 2010, at 1:30 p.m.

Present: John McGary, Louisa Mendoza and Margaret Ruxton

Quorum present

Chairperson: Margaret Ruxton, Presiding

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-0014	Betty Hee	Submitted; continued to 7/23/10 for deliberation
2009-0015	Betty Hee	Same as above
2009-0016	Betty Hee	Same as above
2009-0017	Betty Hee	Same as above
2009-0693	Hong Zheng	Same as above
2009-1106	Rony Perez	Denied; No Show
2009-1107	Scott Feldstein	Submitted; continued to 7/23/10 for deliberation

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1612	Walgreen Company #3849	Withdrawn
2008-1613	Walgreen Company #3849	Postponed
2009-0244	Nurith Still	Postponed
2009-0245	Nurith Still	Postponed

There being no further business, the Board, at the hour of 4:20 p.m., recessed to reconvene Friday, July 23, 2010, at 1:00 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, July 28, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, July 23, 2010 To Friday, July 23, 2010
9:30 AM (ALL DAY)

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0683
APPLICANT:	706 MISSION STREET CO., LLC
PARCEL NO.:	3706 093
PARCEL ADDRESS:	0700 0706 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,938,388.00
APPLICANT'S OPINION:	$12,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0769
APPLICANT:	4201 DALE ROAD, LLC
PARCEL NO.:	0313 005
PARCEL ADDRESS:	0039 0041 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,685,955.00
APPLICANT'S OPINION:	$4,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0770
APPLICANT:	433 TURK STREET, LLC
PARCEL NO.:	0346 016
PARCEL ADDRESS:	0433 TURK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,714,227.00
APPLICANT'S OPINION:	$2,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0791
APPLICANT:	CHEW, JO ELLEN
PARCEL NO.:	0224 032
PARCEL ADDRESS:	0937 0949 CLAY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,000,000.00
APPLICANT'S OPINION:	$2,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0792
APPLICANT:	CHEW, JO ELLEN
PARCEL NO.:	0224 032
PARCEL ADDRESS:	0937 0949 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,121,200.00
APPLICANT'S OPINION:	$2,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1000
APPLICANT:	166 GRANT, LLC
PARCEL NO.:	0310 017
PARCEL ADDRESS:	0166 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,142,683.00
APPLICANT'S OPINION:	$5,571,341.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1217
APPLICANT:	989 MARKET STREET, LLC
PARCEL NO.:	3704 068
PARCEL ADDRESS:	0979 0989 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$22,309,353.00
APPLICANT'S OPINION:	$11,150,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2700
APPLICANT:	LIVERANT, ALEX
PARCEL NO.:	0839 018
PARCEL ADDRESS:	0350 LAGUNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,480,758.00
APPLICANT'S OPINION:	$2,950,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3224
APPLICANT:	SAN FRANCISCO ASSETS, LLC
PARCEL NO.:	0228 015
PARCEL ADDRESS:	0520 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,139,052.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, July 23, 2010, at 9:30 a.m.

Present: Jeffrey Morris, Diane Robinson and Lawrence Lee

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-0683	706 Mission Street Co., LLC	A. V. Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2007 and 2009 assessment roll years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0791	Jo Ellen Chew	Denied-No Show
2009-0792	Jo Ellen Chew	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0769	4201 Dale Road, LLC	Withdrawn
2009-0770	433 Turk Street, LLC	Withdrawn
2009-1000	166 Grant, LLC	Withdrawn
2009-1217	989 Market Street, LLC	Postponed
2009-2700	Alex Liverant	Postponed
2009-3224	San Francisco Assets, LLC	Withdrawn

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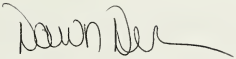
There being no further business, the Board, at the hour of 12:15 p.m., recessed to reconvene Monday, July 26, 2010 at 9:30 a.m.

Angela Calvillo
Clerk



Dawn Duran
Administrator

Approved by the Board on Monday, July 26, 2010.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, July 23, 2010 at 1:06 p.m.

Present: John McGary, Louisa Mendoza and Margaret Ruxton

Quorum present

Chairperson: Margaret Ruxton, Presiding

With no public present for comment, the Board went into closed session at the hour of 1:12 p.m. to deliberate the below listed application. At the hour of 2:15 p.m. the Board reconvened in open session and took action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-0014	Betty Hee	A.V. Lowered (Board)
2009-0015	Betty Hee	A.V. Lowered (Board)
2009-0016	Betty Hee	A.V. Lowered (Board)
2009-0017	Betty Hee	A.V. Lowered (Board)
2009-0693	Hong Zheng	A.V. Lowered (Board)
2009-1107	Scott Feldstein	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 2:18 p.m. recessed to reconvene Wednesday, July 28, 2010, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, July 28, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, July 26, 2010 To Monday, July 26, 2010
9:30 AM (ALL DAY)

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0834
APPLICANT:	NG, WAI JING WONG REV. TRUST
PARCEL NO.:	0291 013
PARCEL ADDRESS:	0570 0572 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,773,600.00
APPLICANT'S OPINION:	$1,200,223.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0848
APPLICANT:	NG, YUI CHEONG
PARCEL NO.:	0130 012
PARCEL ADDRESS:	0734 0752 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,543,714.00
APPLICANT'S OPINION:	$872,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0866
APPLICANT:	575 FRANCISCO STREET, LLC
PARCEL NO.:	0051 019
PARCEL ADDRESS:	0575 FRANCISCO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,326,510.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0867
APPLICANT:	1035 MARKET STREET, LLC
PARCEL NO.:	3703 070
PARCEL ADDRESS:	1035 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,967,570.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0868
APPLICANT:	1035 MARKET STREET, LLC
PARCEL NO.:	3703 068
PARCEL ADDRESS:	1043 1045 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,010,800.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0869
APPLICANT:	1035 MARKET STREET, LLC
PARCEL NO.:	3703 058
PARCEL ADDRESS:	1035 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,681,823.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0904
APPLICANT:	BOUDIN PROPERTIES, INC.
PARCEL NO.:	2009702655
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,237,109.00
APPLICANT'S OPINION:	$14,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0905
APPLICANT:	BOUDIN PROPERTIES, INC.
PARCEL NO.:	2009200967
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,233,983.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1028
APPLICANT:	BERBERICH, G. MICHAEL
PARCEL NO.:	3751 176
PARCEL ADDRESS:	0350 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,000,922.00
APPLICANT'S OPINION:	$7,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1442
APPLICANT:	EISELMAN LIVING TRUST
PARCEL NO.:	3707 004
PARCEL ADDRESS:	0036 0040 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,617,656.00
APPLICANT'S OPINION:	$2,800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3499
APPLICANT:	STERLING INVESTMENTS, LLC
PARCEL NO.:	0622 021
PARCEL ADDRESS:	1776 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,191,923.00
APPLICANT'S OPINION:	$1,205,556.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

- Public comment will be taken on every item on the agenda.

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, July 26, 2010 To Monday, July 26, 2010
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0674
APPLICANT:	PONTE GADEA CALIFORNIA, LLC
PARCEL NO.:	0327 026
PARCEL ADDRESS:	0150 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$70,383,060.00
APPLICANT'S OPINION:	$35,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1397
APPLICANT:	HT-FISHERMAN'S WHARF, INC.
PARCEL NO.:	0029 007
PARCEL ADDRESS:	0555 NORTH POINT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$72,819,592.00
APPLICANT'S OPINION:	$45,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1466
APPLICANT:	101 MONTGOMERY STREET CO.
PARCEL NO.:	0288 031
PARCEL ADDRESS:	0101 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$86,004,633.00
APPLICANT'S OPINION:	$59,012,496.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1467
APPLICANT:	101 MONTGOMERY STREET CO.
PARCEL NO.:	0288 006
PARCEL ADDRESS:	0105 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,523,211.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2462
APPLICANT:	GLENBOROUGH NEW MONTGOMERY LLC
PARCEL NO.:	3707 062
PARCEL ADDRESS:	0033 NEW MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$89,786,520.00
APPLICANT'S OPINION:	$55,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, July 26, 2010, at 1:32 p.m.

Present: Jeff Morris, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-0674	Ponte Gadea California, LLC	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
~~2009-1397~~	~~HT-Fisherman's Wharf, Inc.~~	~~Withdrawn~~
2009-1466	101 Montgomery St., Co	Postponed
2009-1467	101 Montgomery St., Co	Postponed
2009-2462	Glenborough New Montgomery	Postponed

There being no further business, the Board, at the hour of 3:25 p.m., recessed to reconvene Tuesday, July 27, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, August 11, 2010

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, July 28, 2010 To Wednesday, July 28, 2010
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2702
APPLICANT:	THAN, MAUNG
PARCEL NO.:	2009900999
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$105,882.00
APPLICANT'S OPINION:	$37,626.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2703
APPLICANT:	THAN, MAUNG
PARCEL NO.:	2009900998
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$104,478.00
APPLICANT'S OPINION:	$28,545.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2704
APPLICANT:	THAN, MAUNG
PARCEL NO.:	2009900997
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$104,478.00
APPLICANT'S OPINION:	$19,462.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2705
APPLICANT:	THAN, MAUNG
PARCEL NO.:	2009202540
PARCEL ADDRESS:	00000251 0000CAPP ST, 0000
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$100,064.00
APPLICANT'S OPINION:	$10,381.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2708
APPLICANT:	COMCAST OF CALIFORNIA
PARCEL NO.:	2009202155
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,254,892.00
APPLICANT'S OPINION:	$1,105,294.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2709
APPLICANT:	COMCAST OF CALIFORNIA
PARCEL NO.:	2009206054
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,493,298.00
APPLICANT'S OPINION:	$2,038,170.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2710
APPLICANT:	COMCAST OF CALIFORNIA
PARCEL NO.:	2009205125
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,010,655.00
APPLICANT'S OPINION:	$3,328,448.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2712
APPLICANT:	COMCAST OF CALIFORNIA
PARCEL NO.:	2009204626
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,025,391.00
APPLICANT'S OPINION:	$880,668.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3315
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	2009203980
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$20,696,286.00
APPLICANT'S OPINION:	$10,335,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3322
APPLICANT:	CBS INTERACTIVE
PARCEL NO.:	2009204874
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$22,973,481.00
APPLICANT'S OPINION:	$11,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3519
APPLICANT:	SUNGLASS HUT
PARCEL NO.:	2009206097
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$238,796.00
APPLICANT'S OPINION:	$130,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3522
APPLICANT:	SUNGLASS HUT TRADING
PARCEL NO.:	2009207395
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$249,829.00
APPLICANT'S OPINION:	$91,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, July 28, 2010 To Wednesday, July 28, 2010
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0564
APPLICANT:	OLYMPIC VIEW REALTY, LLC
PARCEL NO.:	7331 003
PARCEL ADDRESS:	3711 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,496,039.00
APPLICANT'S OPINION:	$10,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0565
APPLICANT:	OLYMPIC VIEW REALTY, LLC
PARCEL NO.:	7332 002
PARCEL ADDRESS:	3711 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,413,090.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1289
APPLICANT:	OLYMPIC VIEW REALTY, LLC
PARCEL NO.:	7331 003
PARCEL ADDRESS:	3711 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,905,959.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1290
APPLICANT:	OLYMPIC VIEW REALTY, LLC
PARCEL NO.:	7332 002
PARCEL ADDRESS:	3711 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,581,351.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0646
APPLICANT:	LE, LIEM VAN
PARCEL NO.:	5938 034
PARCEL ADDRESS:	1318 FELTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$710,827.00
APPLICANT'S OPINION:	$580,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0750
APPLICANT:	AGUILAR, PATRICIA
PARCEL NO.:	3146 034A
PARCEL ADDRESS:	0700 CAYUGA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$955,086.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0954
APPLICANT:	AZAD, BADI
PARCEL NO.:	7143 064
PARCEL ADDRESS:	5810 MISSION ST, 409
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$420,000.00
APPLICANT'S OPINION:	$370,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0955
APPLICANT:	AZAD, FRANK
PARCEL NO.:	7143 043
PARCEL ADDRESS:	5810 MISSION ST, #206
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$400,000.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1222
APPLICANT:	LEE, DAVID YU
PARCEL NO.:	2329 002C
PARCEL ADDRESS:	2243 20TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$812,000.00
APPLICANT'S OPINION:	$630,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1223
APPLICANT:	LEE, DAVID YU
PARCEL NO.:	2329 002C
PARCEL ADDRESS:	2243 20TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$812,000.00
APPLICANT'S OPINION:	$630,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1360
APPLICANT:	FOGARTY, PETER
PARCEL NO.:	1880 017
PARCEL ADDRESS:	1573 34TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,125,000.00
APPLICANT'S OPINION:	$958,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1361
APPLICANT:	FOGARTY, PETER
PARCEL NO.:	1880 017
PARCEL ADDRESS:	1573 34TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$930,000.00
APPLICANT'S OPINION:	$852,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, July 28, 2010, at 1:35 p.m.

Present: Louisa Mendoza, Mervin Conlan and Joseph Tham

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2007-0564	Olympic View Realty, LLC	A.V. Lowered (Board)
2007-0565	Olympic View Realty, LLC	A.V. Lowered (Board)
2008-1289	Olympic View Realty, LLC	A.V. Lowered (Board)
2008-1290	Olympic View Realty, LLC	A.V. Lowered (Board)
2009-0750	Patricia Aguilar	A.V. Lowered (Board)
2009-0954	Badi Azad	Postponed
2009-0955	Frank Azad	Postponed
2009-1222	David Yu Lee	Denied
2009-1223	David Yu Lee	A.V. Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-0646	Liem Van Le	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1360	Peter Fogarty	Postponed
2009-1361	Peter Fogarty	Postponed

GOVERNMENT DOCUMENTS DEPT

AUG 13 2010

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There being no further business, the Board, at the hour of 4:25 p.m., recessed to reconvene Thursday, July 29, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Tuesday, August 10, 2010

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, July 29, 2010 To Thursday, July 29, 2010
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0160
APPLICANT:	BAER-MULCAHY INVESTMENTS
PARCEL NO.:	0910 011D
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,060,611.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0599
APPLICANT:	GONSALVES, MICHELE
PARCEL NO.:	8706 293
PARCEL ADDRESS:	0207 KING ST, #702
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$893,000.00
APPLICANT'S OPINION:	$647,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0690
APPLICANT:	GOLDBERG, GARY
PARCEL NO.:	1024 029B
PARCEL ADDRESS:	3025 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,336,478.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0762
APPLICANT:	LI, YANG YING
PARCEL NO.:	2387 009
PARCEL ADDRESS:	
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$600,000.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0951
APPLICANT:	BUCHWALD, JON
PARCEL NO.:	8708 160
PARCEL ADDRESS:	0235 BERRY ST, 415
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$904,146.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0980
APPLICANT:	CHEN, YAN ANNE
PARCEL NO.:	7085 032
PARCEL ADDRESS:	0142 RALSTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$480,000.00
APPLICANT'S OPINION:	$415,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1061
APPLICANT:	SAAD, ALI
PARCEL NO.:	8708 130
PARCEL ADDRESS:	0235 BERRY ST, 303
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$777,879.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1100
APPLICANT:	HANSEN, KENNETH
PARCEL NO.:	8708 142
PARCEL ADDRESS:	0235 BERRY ST, 315
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$924,005.00
APPLICANT'S OPINION:	$815,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1259
APPLICANT:	GENESON, SILAS
PARCEL NO.:	5575 005
PARCEL ADDRESS:	0010 JOY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$868,733.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, July 29, 2010 To Thursday, July 29, 2010
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2907
APPLICANT:	BLOCKBUSTER, INC.
PARCEL NO.:	2009201934
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$236,448.00
APPLICANT'S OPINION:	$210,443.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2914
APPLICANT:	FTI CONSULTING, INC.
PARCEL NO.:	2009207195
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,066,210.00
APPLICANT'S OPINION:	$1,404,807.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3350
APPLICANT:	AGFA CORPORATION
PARCEL NO.:	2009900660
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,591,676.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3351
APPLICANT:	AGFA CORPORATION
PARCEL NO.:	2009900659
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$844,672.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3352
APPLICANT:	AGFA CORPORATION
PARCEL NO.:	2009900658
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$386,041.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3353
APPLICANT:	AGFA CORPORATION
PARCEL NO.:	2009900657
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$189,877.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3600
APPLICANT:	BORDERS INCORPORATED
PARCEL NO.:	2009203002
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,670,896.00
APPLICANT'S OPINION:	$1,869,628.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3602
APPLICANT:	BORDERS INCORPORATED
PARCEL NO.:	2009203918
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,887,552.00
APPLICANT'S OPINION:	$2,021,287.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3604
APPLICANT:	WALDEN BOOKS INC DBA BORDERS
PARCEL NO.:	2009205898
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,508,271.00
APPLICANT'S OPINION:	$1,055,789.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3606
APPLICANT:	WALDEN BOOKS INC DBA BORDERS
PARCEL NO.:	2009207167
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,082,165.00
APPLICANT'S OPINION:	$1,457,516.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, July 29, 2010, at 9:37 a.m.

Present: Margaret Ruxton, Mervin Conlan and Fred Perez

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0599	Michele Gonsalves	A.V. Lowered (Assessor)
2009-0690	Gary Goldberg	A.V. Lowered (Assessor)
2009-0762	Yang Ying Li	A.V. Lowered (Board)
2009-0951	Jon Buchwald	A.V. Lowered (Board)
2009-0980	Yan Anne Chen	Denied
2009-1259	Silas Geneson	Denied

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-1100	Kenneth Hansen	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0160	Baer-Mulcahy Investments	Withdrawn
2009-1061	Ali Saad	Postponed

There being no further business, the Board, at the hour of 12:25 p.m., recessed to reconvene Wednesday, August 4, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, August 18, 2010.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, August 02, 2010 To Monday, August 02, 2010
9:30 AM (ALL DAY)

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2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0682
APPLICANT:	BRCP 550 KEARNY, LLC
PARCEL NO.:	0240 016
PARCEL ADDRESS:	0530 0550 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$49,222,226.00
APPLICANT'S OPINION:	$27,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
JUL 27 2010
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0967
APPLICANT:	1045 MISSION LP
PARCEL NO.:	3726 109
PARCEL ADDRESS:	1045 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,150,315.00
APPLICANT'S OPINION:	$26,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1026
APPLICANT:	PHF RUBY, LLC
PARCEL NO.:	0029 003
PARCEL ADDRESS:	0590 BAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$35,796,877.00
APPLICANT'S OPINION:	$27,087,794.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1958
APPLICANT:	PUBLIC POLICY INSTITUTE OF CA
PARCEL NO.:	0196 023
PARCEL ADDRESS:	0500 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,863,034.00
APPLICANT'S OPINION:	$18,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2598
APPLICANT:	FIRST/JESSIE, LLC
PARCEL NO.:	3708 055
PARCEL ADDRESS:	0050 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,591,407.00
APPLICANT'S OPINION:	$9,604,053.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0906
APPLICANT:	WOLL, BENNETT
PARCEL NO.:	2009700224
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,550.00
APPLICANT'S OPINION:	$4,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0907
APPLICANT:	WOLL, BENNETT
PARCEL NO.:	2009700099
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,144.00
APPLICANT'S OPINION:	$13,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0920
APPLICANT:	NALE, DAVID SCOTT 2000 TRUST
PARCEL NO.:	0339 006
PARCEL ADDRESS:	0130 0132 TURK ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,295,000.00
APPLICANT'S OPINION:	$726,495.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0922
APPLICANT:	NALE, DAVID SCOTT 2000 TRUST
PARCEL NO.:	0339 006
PARCEL ADDRESS:	0130 0132 TURK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,347,317.00
APPLICANT'S OPINION:	$726,495.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0979
APPLICANT:	KAP KEARNY PROP HOLDINGS LLC
PARCEL NO.:	0293 010
PARCEL ADDRESS:	0153 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,265,100.00
APPLICANT'S OPINION:	$8,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1280
APPLICANT:	BIRKDALE, LLC
PARCEL NO.:	3736 158
PARCEL ADDRESS:	0530 0534 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,925,415.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1291
APPLICANT:	HAFEEZ FAMILY 1997 REVOC-TRUST
PARCEL NO.:	0162 025
PARCEL ADDRESS:	0515 0525 BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,501,985.00
APPLICANT'S OPINION:	$2,800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1324
APPLICANT:	UNION BANK OF CALIFORNIA
PARCEL NO.:	0239 003
PARCEL ADDRESS:	0400 CALIFORNIA ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$14,339,798.00
APPLICANT'S OPINION:	$7,484,208.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1350
APPLICANT:	FRIEDMAN PROPERTIES LP
PARCEL NO.:	0453 005C
PARCEL ADDRESS:	0990 BAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,724,800.00
APPLICANT'S OPINION:	$9,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1370
APPLICANT:	800 MARKET STREET ASSOCIATES
PARCEL NO.:	0329 001
PARCEL ADDRESS:	0800 0830 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,679,502.00
APPLICANT'S OPINION:	$11,800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, August 2, 2010, at 9:30 a.m.

Present: Jeffrey Morris and Lawrence Lee

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 Assessment Roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-0682	BRCP 550 Kearny, LLC	Submitted

The following listed applicants for change in the assessed valuation of property affecting various years of the Assessment Roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0967	1045 Mission LP	Postponed
2009-1026	PHF Ruby, LLC	Postponed
2009-1958	Public Policy Institute of CA	Withdrawn
2009-2598	First/Jessie, LLC	Postponed

RECESS

There being no further business, the Board, at the hour of 10:15 a.m., recessed to reconvene at 1:30 p.m.

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RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Jeffrey Morris, Diane Robinson and Lawrence Lee

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the Assessment Roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0906	Bennett woll	A.V. Lowered (Assessor)
2009-0907	Bennett woll	A.V. Lowered (Assessor)
2009-0920	Nale, David Scott 2000 Trust	Continued to 8/25/10
2009-0922	Nale, David Scott 2000 Trust	Continued to 8/25/10
2009-0979	KAP Kearny Prop Holdings LLC	A.V. Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting various years of the Assessment Roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1280	Birkdale, LLC	Postponed
2009-1291	Hafeez Family 1997 Revoc-Trust	Postponed
2009-1324	Union Bank of California	Postponed
2009-1350	Friedman Properties LP	Postponed
2009-1370	800 Market Street Associates	Postponed

There being no further business, the Board, at the hour of 3:25 p.m., recessed to reconvene Tuesday, August 3, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, August 16, 2010

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, August 03, 2010 To Tuesday, August 03, 2010
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0823
APPLICANT:	CB-1 HOTEL, LLC
PARCEL NO.:	3706 270
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$91,667,429.00
APPLICANT'S OPINION:	$33,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
JUL 27 2010
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1211
APPLICANT:	CB-1 HOTEL, LLC
PARCEL NO.:	3706 061
PARCEL ADDRESS:	0735 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,722,173.00
APPLICANT'S OPINION:	$8,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1275
APPLICANT:	FORTY-FIVE FREMONT ASSOCIATES c/o SHORENSTEIN REALTY
PARCEL NO.:	3710 019
PARCEL ADDRESS:	0045 FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$201,168,505.00
APPLICANT'S OPINION:	$130,127,053.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2408
APPLICANT:	MF/8IC 180 MONTGOMERY LLC c/o SWIG INVESTMENT
PARCEL NO.:	0289 009
PARCEL ADDRESS:	0180 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$132,902,389.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, August 04, 2010 To Wednesday, August 04, 2010
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0277
APPLICANT:	EHRHARDT, ANN REVOCABLE TRUST
PARCEL NO.:	2411 021M
PARCEL ADDRESS:	0445 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,019,569.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

DATE POSTED
JUL 27 2010
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0278
APPLICANT:	EHRHARDT, ANN REVOCABLE TRUST
PARCEL NO.:	2411 021M
PARCEL ADDRESS:	0445 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,119,960.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0279
APPLICANT:	EHRHARDT, ANN REVOCABLE TRUST
PARCEL NO.:	2411 021M
PARCEL ADDRESS:	0445 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,222,358.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0280
APPLICANT:	EHRHARDT, ANN REVOCABLE TRUST
PARCEL NO.:	2411 021M
PARCEL ADDRESS:	0445 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,326,804.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0281
APPLICANT:	TURNER, ERIC
PARCEL NO.:	3771 058
PARCEL ADDRESS:	0501 BEALE ST, # 10C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$700,000.00
APPLICANT'S OPINION:	$475,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0332
APPLICANT:	BARBCO, LLC
PARCEL NO.:	2979A026
PARCEL ADDRESS:	0041 0047 W WEST PORTAL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,733,815.00
APPLICANT'S OPINION:	$3,015,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0336
APPLICANT:	WYLIE, ELDORA TRUST
PARCEL NO.:	2992 003
PARCEL ADDRESS:	0469 LANSDALE AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$900,000.00
APPLICANT'S OPINION:	$80,499.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0645
APPLICANT:	DUGHMAN, ISAM
PARCEL NO.:	2627 032
PARCEL ADDRESS:	0193 LOWER TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,820,753.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0883
APPLICANT:	RYABCHUN, SVETLANA
PARCEL NO.:	1685 006J
PARCEL ADDRESS:	0863 42ND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,060,000.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0886
APPLICANT:	AGUILAR, ORLAN
PARCEL NO.:	6006 034
PARCEL ADDRESS:	0225 VIENNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,000,000.00
APPLICANT'S OPINION:	$880,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1296
APPLICANT:	FAN, LARRY
PARCEL NO.:	2042 007
PARCEL ADDRESS:	1730 08TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,266,437.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Room 406, City Hall
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2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0129
APPLICANT:	ANCHOR LLC
PARCEL NO.:	5414 021
PARCEL ADDRESS:	1790 YOSEMITE AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,250,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0130
APPLICANT:	ANCHOR LLC
PARCEL NO.:	5414 021
PARCEL ADDRESS:	1790 YOSEMITE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,435,470.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0347
APPLICANT:	PAPADAKIS, BOBBY
PARCEL NO.:	6013 019
PARCEL ADDRESS:	4475 4477 MISSION ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,263,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0348
APPLICANT:	PAPADAKIS, BOBBY
PARCEL NO.:	6013 019
PARCEL ADDRESS:	4475 4477 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,340,304.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0421
APPLICANT:	LO, CHEE BING
PARCEL NO.:	2457 015
PARCEL ADDRESS:	2695 39TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$770,100.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5014
APPLICANT:	SAFEWAY, INC. #667
PARCEL NO.:	2009200464
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,784,900.00
APPLICANT'S OPINION:	$1,803,031.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5015
APPLICANT:	SAFEWAY, INC. #785
PARCEL NO.:	2009200465
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,009,803.00
APPLICANT'S OPINION:	$3,587,767.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5016
APPLICANT:	SAFEWAY, INC. #909
PARCEL NO.:	2009200466
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,615,158.00
APPLICANT'S OPINION:	$2,946,484.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5017
APPLICANT:	SAFEWAY, INC. #964
PARCEL NO.:	2009200460
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,317,109.00
APPLICANT'S OPINION:	$2,860,154.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5018
APPLICANT:	SAFEWAY, INC. #985
PARCEL NO.:	2009520158
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,290,071.00
APPLICANT'S OPINION:	$1,758,982.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5019
APPLICANT:	SAFEWAY, INC. #995
PARCEL NO.:	2009520157
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,949,193.00
APPLICANT'S OPINION:	$3,363,222.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5020
APPLICANT:	SAFEWAY, INC. #1206
PARCEL NO.:	2009200462
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,183,203.00
APPLICANT'S OPINION:	$2,449,065.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5021
APPLICANT:	SAFEWAY, INC. #1490
PARCEL NO.:	2009203387
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,474,244.00
APPLICANT'S OPINION:	$3,877,921.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5022
APPLICANT:	SAFEWAY INC. #1507
PARCEL NO.:	2009200463
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$7,178,416.00
APPLICANT'S OPINION:	$5,287,133.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, August 4, 2010, at 9:32 a.m.

Present: Louisa Mendoza, Fred Perez and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2009 Assessment Roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0281	Eric Turner	Verbal Stipulated Value Approved
2009-0645	Isam Dughman	A. V. Lowered (Board)
2009-1296	Larry Fan	A. V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0883	Svetlana Ryabchun	Denied-No Show
2009-0886	Orlan Aguilar	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the Assessment Roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0277	Ehrhardt, Ann Revocable Trust	Postponed
2009-0278	Ehrhardt, Ann Revocable Trust	Postponed
2009-0279	Ehrhardt, Ann Revocable Trust	Postponed
2009-0280	Ehrhardt, Ann Revocable Trust	Postponed
2009-0332	Barbco, LLC	Postponed
2009-0336	Wylie, Eldora Trust	Withdrawn

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There being no further business, the Board, at the hour of 11:15 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Richard Lee, Louisa Mendoza and John McGary

Quorum present

Chairperson: Louisa Mendosa, Presiding

The following listed applicant for change in the assessed valuation of property affecting various years of the Assessment Roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-0421	Chee Bing Lo	Verbal Stipulated Value Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the Assessment Roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0129	Anchor LLC	Postponed
2009-0130	Anchor LLC	Postponed
2009-0347	Bobby Papadakis	Postponed
2009-0348	Bobby Papadakis	Postponed
2009-5014	Safeway, Inc.#667	Postponed
2009-5015	Safeway, Inc.#785	Postponed
2009-5016	Safeway, Inc.#909	Postponed
2009-5017	Safeway, Inc.#964	Postponed
2009-5018	Safeway, Inc.#985	Postponed
2009-5019	Safeway, Inc.#995	Postponed
2009-5020	Safeway, Inc.#1206	Postponed
2009-5021	Safeway, Inc.#1490	Postponed
2009-5022	Safeway, Inc.#1507	Postponed

There being no further business, the Board, at the hour of 2:00 p.m., recessed to reconvene Thursday, August 5, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, August 9, 2010.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, August 05, 2010 To Thursday, August 05, 2010
9:30 AM (ALL DAY)

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1197
APPLICANT:	WONG, WILLIAM
PARCEL NO.:	4991 540
PARCEL ADDRESS:	0301 CRESCENT WAY, #3412
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$447,780.00
APPLICANT'S OPINION:	$360,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1198
APPLICANT:	ZHOU, ELAINE
PARCEL NO.:	7137 011
PARCEL ADDRESS:	0230 SAGAMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$579,640.00
APPLICANT'S OPINION:	$462,911.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1200
APPLICANT:	MOSELEY, SUSAN
PARCEL NO.:	3544 031
PARCEL ADDRESS:	0015 0019 LANDERS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,446,183.00
APPLICANT'S OPINION:	$1,298,333.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1274
APPLICANT:	JILL ORIANE TARLAU TRUST
PARCEL NO.:	0477 032
PARCEL ADDRESS:	0120 CULEBRA TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,697,932.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4374
APPLICANT:	URBAN OUTFITTERS WEST, LLC
PARCEL NO.:	2009204878
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,996,313.00
APPLICANT'S OPINION:	$695,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4375
APPLICANT:	URBAN OUTFITTERS WEST, LLC
PARCEL NO.:	2009211197
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,006,106.00
APPLICANT'S OPINION:	$265,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4376
APPLICANT:	URBAN OUTFITTERS WEST, LLC
PARCEL NO.:	2009202763
PARCEL ADDRESS:	
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$2,725,720.00
APPLICANT'S OPINION:	$455,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4975
APPLICANT:	THE ART INSTITUTE OF CA SF
PARCEL NO.:	2009205665
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$7,242,016.00
APPLICANT'S OPINION:	$2,075,606.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4983
APPLICANT:	CHIPOTLE MEXICAN GRILL
PARCEL NO.:	2009208415
PARCEL ADDRESS:	
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$1,515,217.00
APPLICANT'S OPINION:	$490,468.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, August 05, 2010 To Thursday, August 05, 2010
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0460
APPLICANT:	HEALY, JOHN
PARCEL NO.:	1091 035
PARCEL ADDRESS:	0248 ANZA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,982,000.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0481
APPLICANT:	SHINAZIA, LLC
PARCEL NO.:	5370 057
PARCEL ADDRESS:	0090 0092 CHARTER OAK AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,601,000.00
APPLICANT'S OPINION:	$1,040,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0488
APPLICANT:	SHADEMAN, AMIR
PARCEL NO.:	3514 194
PARCEL ADDRESS:	0140 SOUTH VAN NESS AVE, 840
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$680,000.00
APPLICANT'S OPINION:	$635,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0495
APPLICANT:	BRADLEY, BARBARA
PARCEL NO.:	5688 031
PARCEL ADDRESS:	0045 PUTNAM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$770,000.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0548
APPLICANT:	APURA, JOHN ROBERT
PARCEL NO.:	6359 006
PARCEL ADDRESS:	0020 GARRISON AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$353,329.00
APPLICANT'S OPINION:	$345,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0557
APPLICANT:	KAM, RYAN
PARCEL NO.:	8708 115
PARCEL ADDRESS:	0235 BERRY ST, 105
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$974,100.00
APPLICANT'S OPINION:	$794,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4369
APPLICANT:	CHARLES SCHWAB & CO INC
PARCEL NO.:	2009200859
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$25,693,207.00
APPLICANT'S OPINION:	$12,846,604.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4371
APPLICANT:	CHARLES SCHWAB & CO INC
PARCEL NO.:	2009200860
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$12,214,480.00
APPLICANT'S OPINION:	$6,107,240.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4987
APPLICANT:	TRADER JOE'S CO., #19
PARCEL NO.:	2009205907
PARCEL ADDRESS:	
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$1,895,296.00
APPLICANT'S OPINION:	$725,779.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4994
APPLICANT:	TRADER JOE'S CO., #100
PARCEL NO.:	2009203601
PARCEL ADDRESS:	
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$2,255,113.00
APPLICANT'S OPINION:	$582,123.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, August 5, 2010, at 9:30 a.m.

Present: Louisa Mendoza, Margaret Ruxton and John McGary

Quorum present

Chairperson: John McGary, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-1197	William Wong	Verbal Stipulated Value Approved

The following listed applicants for change in the assessed valuation of property affecting the 2009 roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1198	Elaine Zhou	Postponed
2009-1200	Susan Moseley	Postponed
2009-1274	Jill Oriane Tarlau Trust	Postponed
2009-4374	Urban Outfitters West, LLC	Withdrawn
2009-4375	Urban Outfitters West, LLC	Withdrawn
2009-4376	Urban Outfitters West, LLC	Withdrawn
2009-4975	The Art Institute of Ca SF	Postponed
2009-4983	Chipotle Mexican Grill	Withdrawn

There being no further business, the Board, at the hour of 10:35 a.m., recessed to reconvene Monday, August 9, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, August 18, 2010.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, August 09, 2010 To Monday, August 09, 2010
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0577
APPLICANT:	DURKIN, CHRISTOPHER
PARCEL NO.:	1498 011
PARCEL ADDRESS:	0543 46TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$890,000.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0585
APPLICANT:	VIDES, EDGARDO
PARCEL NO.:	6347 016
PARCEL ADDRESS:	5087 5089 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4557
APPLICANT:	TRAVEL TRADERS HOTEL STORES
PARCEL NO.:	2009900434
PARCEL ADDRESS:	00000005 0000EMBARCADERO CTR, 000L
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$16,169.00
APPLICANT'S OPINION:	$3,883.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4558
APPLICANT:	TRAVEL TRADERS HOTEL STORES
PARCEL NO.:	2009900435
PARCEL ADDRESS:	00000005 0000EMBARCADERO CTR, 000L
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$18,352.00
APPLICANT'S OPINION:	$6,465.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4559
APPLICANT:	TRAVEL TRADERS HOTEL STORES
PARCEL NO.:	2009900436
PARCEL ADDRESS:	00000005 0000EMBARCADERO CENTER , 000L
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$19,080.00
APPLICANT'S OPINION:	$7,338.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4560
APPLICANT:	TRAVEL TRADERS HOTEL STORES
PARCEL NO.:	2009900440
PARCEL ADDRESS:	00000055 0000CYRIL MAGNIN ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$14,057.00
APPLICANT'S OPINION:	$5,028.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4561
APPLICANT:	TRAVEL TRADERS HOTEL STORES
PARCEL NO.:	2009900441
PARCEL ADDRESS:	00000055 0000CYRIL MAGNIN ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$15,695.00
APPLICANT'S OPINION:	$5,108.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4562
APPLICANT:	TRAVEL TRADERS HOTEL STORES
PARCEL NO.:	2009900445
PARCEL ADDRESS:	00000335 0000POWELL ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$30,601.00
APPLICANT'S OPINION:	$8,637.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4563
APPLICANT:	TRAVEL TRADERS HOTEL STORES
PARCEL NO.:	2009900446
PARCEL ADDRESS:	00000335 0000POWELL ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$29,537.00
APPLICANT'S OPINION:	$5,034.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4564
APPLICANT:	TRAVEL TRADERS HOTEL STORES
PARCEL NO.:	2009900447
PARCEL ADDRESS:	00000335 0000POWELL ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$42,410.00
APPLICANT'S OPINION:	$20,106.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4565
APPLICANT:	TRAVEL TRADERS HOTEL STORES
PARCEL NO.:	2009900431
PARCEL ADDRESS:	00000950 0000MASON ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$35,833.00
APPLICANT'S OPINION:	$6,672.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4566
APPLICANT:	TRAVEL TRADERS HOTEL STORES
PARCEL NO.:	2009600432
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$36,849.00
APPLICANT'S OPINION:	$8,231.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4567
APPLICANT:	TRAVEL TRADERS HOTEL STORES
PARCEL NO.:	2009900433
PARCEL ADDRESS:	00000950 0000MASON ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$39,557.00
APPLICANT'S OPINION:	$11,252.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4568
APPLICANT:	TRAVEL TRADERS HOTEL STORES
PARCEL NO.:	2009900428
PARCEL ADDRESS:	00000002 0000NEW MONTGOMERY ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$21,437.00
APPLICANT'S OPINION:	$7,015.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4569
APPLICANT:	TRAVEL TRADERS HOTEL STORES
PARCEL NO.:	2009900429
PARCEL ADDRESS:	00000002 0000NEW MONTGOMERY ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$21,754.00
APPLICANT'S OPINION:	$7,779.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4570
APPLICANT:	TRAVEL TRADERS HOTEL STORES
PARCEL NO.:	2009900430
PARCEL ADDRESS:	00000002 0000NEW MONTGOMERY ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$22,601.00
APPLICANT'S OPINION:	$9,240.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4572
APPLICANT:	PAN, XIN MIAN
PARCEL NO.:	5817 006
PARCEL ADDRESS:	0300 ALEMANY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,108,796.00
APPLICANT'S OPINION:	$890,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, August 9, 2010, at 9:32 a.m.

Present: Richard Lee, Louisa Mendoza & John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 Assessment Roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-0577	Christopher F. Durkin	A. V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the Assessment Roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0585	Edgardo Vides	Postponed
2009-4557	Travel Traders Hotel Stores	Postponed
2009-4558	Travel Traders Hotel Stores	Postponed
2009-4559	Travel Traders Hotel Stores	Postponed
2009-4560	Travel Traders Hotel Stores	Postponed
2009-4561	Travel Traders Hotel Stores	Postponed
2009-4562	Travel Traders Hotel Stores	Postponed
2009-4563	Travel Traders Hotel Stores	Postponed
2009-4564	Travel Traders Hotel Stores	Postponed
2009-4565	Travel Traders Hotel Stores	Postponed
2009-4566	Travel Traders Hotel Stores	Postponed
2009-4567	Travel Traders Hotel Stores	Postponed
2009-4568	Travel Traders Hotel Stores	Postponed
2009-4569	Travel Traders Hotel Stores	Postponed
2009-4570	Travel Traders Hotel Stores	Postponed
2009-4572	Xin Mian Pan	Withdrawn

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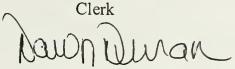
There being no further business, the Board, at the hour of 10:45 a.m. recessed to reconvene Tuesday, August 10, 2010, at 9:30 a.m.

Angela Calvillo
Clerk



Dawn Duran
Administrator

Approved by the Board on Tuesday, August 10, 2010

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, August 10, 2010 To Tuesday, August 10, 2010
9:30 AM (ALL DAY)

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0593
APPLICANT:	LIU, YISHA
PARCEL NO.:	6408 004
PARCEL ADDRESS:	0840 LISBON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$850,000.00
APPLICANT'S OPINION:	$675,726.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0594
APPLICANT:	FERRONI, GABE
PARCEL NO.:	2805 009
PARCEL ADDRESS:	0720 ELIZABETH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,508,580.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0615
APPLICANT:	1083 MISSISSIPPI ST., LLC
PARCEL NO.:	4224 155
PARCEL ADDRESS:	1083 MISSISSIPPI ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$716,315.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0625
APPLICANT:	MJ SF INVESTMENTS, LLC
PARCEL NO.:	3615 070
PARCEL ADDRESS:	2501 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,782,919.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0641
APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	6633 023
PARCEL ADDRESS:	1701 CHURCH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,546,448.00
APPLICANT'S OPINION:	$1,350,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0659
APPLICANT:	SOMMER, ANDREW
PARCEL NO.:	3619 086
PARCEL ADDRESS:	3527 3529 21ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,887,000.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0688
APPLICANT:	TSE, WAI KAY
PARCEL NO.:	6200 009
PARCEL ADDRESS:	0022 TUCKER AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$623,480.00
APPLICANT'S OPINION:	$430,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2915
APPLICANT:	DCG INVESTMENT PROPERTIES, LLC
PARCEL NO.:	2009520044
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,302,840.00
APPLICANT'S OPINION:	$718,909.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3507
APPLICANT:	MICROSOFT CORPORATION
PARCEL NO.:	2009204454
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$11,973,595.00
APPLICANT'S OPINION:	$3,576,453.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3510
APPLICANT:	MICROSOFT CORPORATION
PARCEL NO.:	2009211202
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,234,048.00
APPLICANT'S OPINION:	$356,580.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4635
APPLICANT:	DS WATERS OF AMERICA
PARCEL NO.:	2009200007
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,384,661.00
APPLICANT'S OPINION:	$394,911.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, August 10, 2010 To Tuesday, August 10, 2010
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0549
APPLICANT:	DHEMING, GLORIA
PARCEL NO.:	3619 014
PARCEL ADDRESS:	0864 0868 DOLORES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,267,030.00
APPLICANT'S OPINION:	$1,778,063.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0550
APPLICANT:	DHEMING, GLORIA
PARCEL NO.:	1027 013
PARCEL ADDRESS:	2787 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,642,406.00
APPLICANT'S OPINION:	$2,072,476.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0551
APPLICANT:	DHEMING, GLORIA
PARCEL NO.:	0983 001
PARCEL ADDRESS:	3101 3103 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,485,340.00
APPLICANT'S OPINION:	$2,734,254.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3878
APPLICANT:	SUNGLASS HUT TRADING
PARCEL NO.:	2009207399
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$394,785.00
APPLICANT'S OPINION:	$98,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3879
APPLICANT:	SUNGLASS HUT TRADING
PARCEL NO.:	2009209603
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$732,079.00
APPLICANT'S OPINION:	$228,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3881
APPLICANT:	SUNGLASS HUT TRADING
PARCEL NO.:	2009209503
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$918,189.00
APPLICANT'S OPINION:	$448,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3885
APPLICANT:	SUNGLASS HUT TRADING
PARCEL NO.:	2009207397
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$303,415.00
APPLICANT'S OPINION:	$106,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3891
APPLICANT:	LENSCRAFTERS, INC.
PARCEL NO.:	2009201618
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$364,220.00
APPLICANT'S OPINION:	$142,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3894
APPLICANT:	LENSCRAFTERS, INC.
PARCEL NO.:	2009201619
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$564,717.00
APPLICANT'S OPINION:	$229,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3897
APPLICANT:	LENSCRAFTERS, INC.
PARCEL NO.:	2009201617
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,153,202.00
APPLICANT'S OPINION:	$558,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, August 10, 2010, at 9:30 a.m.

Present: Louisa Mendoza, Mervin Conlan and John McGary

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicant for change in the assessed valuation of property affecting the Assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-0641	Mahmoud Larizadeh	Written Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0625	MJ SF Investments, LLC	Denied-No Show
2009-4635	DS Waters of America	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the 2009 roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0593	Yisha Liu	Postponed
2009-0594	Gabe Ferroni	Postponed
2009-0615	1083 Mississippi St, LLC	Postponed
2009-0659	Andrew Sommer	Postponed
2009-0688	Wai Kay Tse	Withdrawn
2009-2915	DCG Investment Properties, LLC	Withdrawn
2009-3507	Microsoft Corporation	Postponed
2009-3510	Microsoft Corporation	Postponed

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RECESS

The Board, at the hour of 10:15 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:35 p.m.

Present: Louisa Mendoza, Mervin Conlan and John McGary

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-0550	Gloria Dheming	A. V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0549	Gloria Dheming	Postponed
2009-0551	Gloria Dheming	Postponed
2009-3878	Sunglass Hut Trading	Postponed
2009-3879	Sunglass Hut Trading	Postponed
2009-3881	Sunglass Hut Trading	Postponed
2009-3885	Sunglass Hut Trading	Postponed
2009-3891	Lenscrafters, Inc.	Postponed
2009-3894	Lenscrafters, Inc.	Postponed
2009-3897	Lenscrafters, Inc.	Postponed

There being no further business, the Board, at the hour of 2:45 p.m., recessed to reconvene Friday, August 13, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, August 18, 2010.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, August 11, 2010
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1276
APPLICANT:	S.F MUSEUM TOWER, LLC
PARCEL NO.:	3722 257
PARCEL	0125 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$107,751,068.00
APPLICANT'S OPINION:	$80,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1398
APPLICANT:	GRAND HYATT SF GENERAL PARTNERSHIP
PARCEL NO.:	0295 016
PARCEL ADDRESS:	0345 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$170,651,590.00
APPLICANT'S OPINION:	$74,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1611
APPLICANT:	MAINZER, ANDREA
PARCEL NO.:	0928 058
PARCEL ADDRESS:	2258 FRANCISCO ST,
TOPIC:	Decline in Value; Pending Stipulation Agreement
CURRENT ASSESSMENT:	$1,591,812.00
APPLICANT'S OPINION:	$1,050,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1668
APPLICANT:	ELLIOT, JOHN
PARCEL NO.:	3749 090
PARCEL ADDRESS:	8100 LANSING ST, 402
TOPIC:	Decline in Value; Pending Stipulation Agreement
CURRENT ASSESSMENT:	$695,090.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1672
APPLICANT:	GARD, ERIC
PARCEL NO.:	2772 028
PARCEL ADDRESS:	0581 EUREKA ST,
TOPIC:	Decline in Value; Pending Stipulation Agreement
CURRENT ASSESSMENT:	$2,404,363.00
APPLICANT'S OPINION:	$1,860,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1676
APPLICANT:	CULLER, TIMOTHY
PARCEL NO.:	0221 124
PARCEL ADDRESS:	1242 SACRAMENTO ST, 6
TOPIC:	Decline in Value; Pending Stipulation Agreement
CURRENT ASSESSMENT:	$1,224,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1678
APPLICANT:	HOANG, KEVIN
PARCEL NO.:	2101 039
PARCEL ADDRESS:	1954 34TH AVE,
TOPIC:	Decline in Value; Pending Stipulation Agreement
CURRENT ASSESSMENT:	$732,230.00
APPLICANT'S OPINION:	$525,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1682
APPLICANT:	LA, ADAM
PARCEL NO.:	5931 021
PARCEL ADDRESS:	0535 BOWDOIN ST,
TOPIC:	Decline in Value; Pending Stipulation Agreement
CURRENT ASSESSMENT:	$1,012,665.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1759
APPLICANT:	CHAN, MAGGIE
PARCEL NO.:	0562 018A
PARCEL ADDRESS:	2475 - 2477 VALLEJO ST,
TOPIC:	Decline in Value; Pending Stipulation Agreement
CURRENT ASSESSMENT:	$2,387,716.00
APPLICANT'S OPINION:	$2,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1763
APPLICANT:	HALPERN, JEFFREY
PARCEL NO.:	1149 036
PARCEL ADDRESS:	2249 TURK BLVD,
TOPIC:	Decline in Value; Pending Stipulation Agreement
CURRENT ASSESSMENT:	$1,041,296.00
APPLICANT'S OPINION:	$780,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1764
APPLICANT:	LEE, SHIREEN
PARCEL NO.:	3584 016
PARCEL ADDRESS:	0580 - 0582 SANCHEZ ST,
TOPIC:	Decline in Value; Pending Stipulation Agreement
CURRENT ASSESSMENT:	$2,244,000.00
APPLICANT'S OPINION:	$1,993,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1766
APPLICANT:	LIU, CHIEN-PING
PARCEL NO.:	7207 011A
PARCEL ADDRESS:	2930 24TH AVE,
TOPIC:	Decline in Value; Pending Stipulation Agreement
CURRENT ASSESSMENT:	$1,550,400.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1767
APPLICANT:	SAM, MARIAN
PARCEL NO.:	0442A016
PARCEL ADDRESS:	3514 - 3516 PIERCE ST,
TOPIC:	Base Year-Incorrect Value; Pending Stipulation Agreement
CURRENT ASSESSMENT:	$2,459,752.00
APPLICANT'S OPINION:	$2,200,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1769
APPLICANT:	PATEL & MANGIBEN TRUST
PARCEL NO.:	1023 013
PARCEL ADDRESS:	3030 CALIFORNIA ST,
TOPIC:	Decline in Value; Pending Stipulation Agreement
CURRENT ASSESSMENT:	$3,030,808.00
APPLICANT'S OPINION:	$2,121,381.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1826
APPLICANT:	GANIS, NANCY HULT
PARCEL NO.:	0105 066
PARCEL ADDRESS:	1442 KEARNY ST,
TOPIC:	Decline in Value; Pending Stipulation Agreement
CURRENT ASSESSMENT:	$2,599,958.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1878
APPLICANT:	ASTURIAS, EDUARDO
PARCEL NO.:	7251 028
PARCEL ADDRESS:	0084 MIDDLEFIELD DR,
TOPIC:	Decline in Value; Pending Stipulation Agreement
CURRENT ASSESSMENT:	$880,000.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1880
APPLICANT:	FINKELMAN, HERBERT
PARCEL NO.:	0288 083
PARCEL ADDRESS:	0333 BUSH ST, 3901
TOPIC:	Decline in Value; Pending Stipulation Agreement
CURRENT ASSESSMENT:	$1,342,716.00
APPLICANT'S OPINION:	$1,122,780.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1883
APPLICANT:	ROMINGER, LORRAINE
PARCEL NO.:	3753 237
PARCEL ADDRESS:	0965 FOLSOM ST, #305
TOPIC:	Decline in Value; Pending Stipulation Agreement
CURRENT ASSESSMENT:	$612,792.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

2C) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1963
APPLICANT:	WU, WESLEY
PARCEL NO.:	3584 118
PARCEL ADDRESS:	0501 NOE ST.
TOPIC:	Decline in Value; Pending Stipulation Agreement
CURRENT ASSESSMENT:	$1,035,300.00
APPLICANT'S OPINION:	$975,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

2D) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2389
APPLICANT:	333 BUSH ASSOCIATES
PARCEL NO.:	0288 033
PARCEL ADDRESS:	0333 BUSH ST.
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$280,645,819.00
APPLICANT'S OPINION:	$200,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

2E) Hearing, discussion, and possible action involving

APPLICATION:	2009-2390
APPLICANT:	333 BUSH ASSOCIATES
PARCEL NO.:	0288 032
PARCEL ADDRESS:	0333 BUSH ST.
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,444,400.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, August 11, 2010, at 9:30 a.m.

Present: Diane Robinson, Lawrence Lee and Joseph Tham

Quorum present

Chairperson: Lawrence Lee, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1611	Andrea Mainzer	Written Stipulation Approved
2009-1668	John Elliot	Written Stipulation Approved
2009-1672	Eric Gard	Written Stipulation Approved
2009-1676	Timothy Culler	Written Stipulation Denied (2 to 1 vote with Mr. Tham dissenting)
2009-1678	Kevin Hoang	Written Stipulation Approved
2009-1682	Adam La	Written Stipulation Approved
2009-1759	Maggie Chan	Written Stipulation Approved
2009-1763	Jeffrey Halpern	Written Stipulation Approved
2009-1764	Shireen Lee	Written Stipulation Approved (2 to 1 vote with Mr. Tham dissenting)
2009-1766	Chien-Ping Liu	Written Stipulation Approved
2009-1767	Marian Sam	Written Stipulation Approved (2 to 1 vote with Mr. Lee dissenting)
2009-1769	Patel & Mangiben Trust	Written Stipulation Approved
2009-1826	Nancy Hult Ganis	Written Stipulation Denied (2 to 1 vote with Mr. Tham dissenting)
2009-1878	Eduardo Asturias	Written Stipulation Approved
2009-1880	Herbert Finkelman	Written Stipulation Approved
2009-1883	Lorraine Rominger	Written Stipulation Approved (2 to 1 vote with Ms. Robinson dissenting)
2009-1963	Wesley Wu	Written Stipulation Approved

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The following listed applicants for change in the assessed valuation of property affecting the Assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1276	S.F. Museum tower, LLC	Withdrawn
2009-1398	Grand Hyatt SF General Partn	Withdrawn
2009-2389	333 Bush Associates	Withdrawn
2009-2390	333 Bush Associates	Withdrawn

There being no further business, the Board, at the hour of 11:55 a.m., recessed to reconvene Friday, August 13, 2010 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, August 16, 2010

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, AUGUST 12, 2010
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to deliberate and take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION 2009-0682

APPLICANT:	BRCP 550 KEARNY, LLC
PARCEL NO.:	0240 016
PARCEL ADDRESS:	0530 - 0550 KEARNY ST.
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$49,222,226.00
APPLICANT'S OPINION:	$27,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, AUGUST 12, 2010
9:30 AM

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2. Closed session to deliberate and take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION 2009-0682

APPLICANT:	BRCP 550 KEARNY, LLC
PARCEL NO.:	0240 016
PARCEL ADDRESS:	0530 - 0550 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$49,222,226.00
APPLICANT'S OPINION:	$27,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, AUGUST 13, 2010
1:30 PM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to deliberate and take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION 2009-0682

APPLICANT:	BRCP 550 KEARNY, LLC
PARCEL NO.:	0240 016
PARCEL ADDRESS:	0530 - 0550 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$49,222,226.00
APPLICANT'S OPINION:	$27,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, August 13, 2010, at 1:33 p.m.

Present: Lawrence Lee and Jeffrey Morris

Quorum present

Chairperson: Jeffrey Morris, Presiding

With no public present for comment, the Board went into closed session at the hour of 1:36 p.m. to deliberate the below listed application. At the hour of 2:17 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-0682	BRCP 550 Kearny, LLC	A.V. Lowered (Board); Clerk to verify if Applicant still wants Findings of Fact.

There being no further business, the Board, at the hour of 2:22 p.m. recessed to reconvene Monday, August 16, 2010, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, August 16, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, August 16, 2010 To Monday, August 16, 2010
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0966
APPLICANT:	KWAN, ANSON
PARCEL NO.:	0183 002
PARCEL ADDRESS:	1549 JONES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,347,318.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
AUG 12 2010
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1032
APPLICANT:	SIKAND, HAPPY
PARCEL NO.:	0331 006
PARCEL ADDRESS:	0111 MASON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,669,683.00
APPLICANT'S OPINION:	$5,768,043.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1161
APPLICANT:	HUBINSKY, ROBIN
PARCEL NO.:	5619 057
PARCEL ADDRESS:	0133V ELSIE ST,
TOPIC:	Decline in Value, pending stipulation agreement
CURRENT ASSESSMENT:	$487,092.00
APPLICANT'S OPINION:	$325,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1299
APPLICANT:	SANGIACOMO FAMILYTRUST
PARCEL NO.:	3702 044A
PARCEL ADDRESS:	1141 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,045,873.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1300
APPLICANT:	SANGIACOMO FAMILYTRUST
PARCEL NO.:	3702 044
PARCEL ADDRESS:	1145 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,045,873.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1301
APPLICANT:	MULLER FOUNDATION
PARCEL NO.:	0309 003
PARCEL ADDRESS:	0100 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,692,652.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1351
APPLICANT:	SAVOY CORPORATION
PARCEL NO.:	0176 016
PARCEL ADDRESS:	0170 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,694,442.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1369
APPLICANT:	ASB/BLATTEIS POWELL STREET, LLC
PARCEL NO.:	0314 007
PARCEL ADDRESS:	0200 0216 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,371,220.00
APPLICANT'S OPINION:	$4,700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1402
APPLICANT:	CHAN FAMILY LTD PARTNERSHIP
PARCEL NO.:	0148 020
PARCEL ADDRESS:	0871 0877 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,067,110.00
APPLICANT'S OPINION:	$2,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1733
APPLICANT:	GREYHOUND LINES, INC.
PARCEL NO.:	3820 002
PARCEL ADDRESS:	0450 IRWIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,164,725.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1757
APPLICANT:	CITISTAR, INC.
PARCEL NO.:	0811 010
PARCEL ADDRESS:	0200 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,641,398.00
APPLICANT'S OPINION:	$1,874,610.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2024
APPLICANT:	SIKAND, HAPPY
PARCEL NO.:	0331 006
PARCEL ADDRESS:	0111 MASON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$8,482,000.00
APPLICANT'S OPINION:	$5,406,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2025
APPLICANT:	SIKAND, HAPPY
PARCEL NO.:	0331 006
PARCEL ADDRESS:	0111 MASON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$8,482,000.00
APPLICANT'S OPINION:	$5,514,120.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, August 16, 2010, at 9:34 a.m.

Present: Jeffrey Morris, Diane Robinson and Lawrence Lee

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 Assessment Roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-1161	Robin Hubinsky	Written Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0966	Anson Kwan	Postponed
2009-1032	Happy Sikand	Postponed
2009-1299	Sangiacomo Family Trust	Postponed
2009-1300	Sangiacomo family Trust	Postponed
2009-1301	Muller Foundation	Withdrawn
2009-1351	Savoy Corporation	Withdrawn
2009-1369	ASB/Blatteis Powell St, LLC	Withdrawn
2009-1402	Chan Family Ltd Partner	Postponed
2009-1733	Greyhound Lines, Inc.	Withdrawn
2009-1757	Citistar, Inc.	Postponed
2009-2024	Happy Sikand	Postponed
2009-2025	Happy Sikand	Postponed

There being no further business, the Board, at the hour of 10:00 a.m. recessed to reconvene Wednesday, August 25, 2010, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, August 25, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, August 17, 2010 To Tuesday, August 17, 2010
9:30 AM (ALL DAY)

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7

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

17/10

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3280
APPLICANT:	GLENBOROUGH SAN FRANCISCO, LLC
PARCEL NO.:	0262 021
PARCEL ADDRESS:	0201 CALIFORNIA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$123,900,000.00
APPLICANT'S OPINION:	$61,950,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3281
APPLICANT:	GLENBOROUGH SAN FRANCISCO, LLC
PARCEL NO.:	0262 021
PARCEL ADDRESS:	0201 CALIFORNIA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$123,900,000.00
APPLICANT'S OPINION:	$61,950,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3420
APPLICANT:	METROPOLITAN TOWER LIFE INS CO
PARCEL NO.:	3709 015
PARCEL ADDRESS:	0425 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$54,100,800.00
APPLICANT'S OPINION:	$24,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3421
APPLICANT:	METROPOLITAN TOWER LIFE INS CO
PARCEL NO.:	3709 016
PARCEL ADDRESS:	0425 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$135,252,000.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3422
APPLICANT:	METROPOLITAN TOWER LIFE INS CO
PARCEL NO.:	3709 017
PARCEL ADDRESS:	0425 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$81,151,200.00
APPLICANT'S OPINION:	$36,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4620
APPLICANT:	ANCHORAGE HOLDINGS, LP
PARCEL NO.:	0011 007
PARCEL ADDRESS:	2800 LEAVENWORTH ST,
TOPIC:	
CURRENT ASSESSMENT:	$60,573,815.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4621
APPLICANT:	ANCHORAGE HOLDINGS, LP
PARCEL NO.:	0011 008
PARCEL ADDRESS:	0500 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$44,487,960.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, August 18, 2010 To Wednesday, August 18, 2010
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0698
APPLICANT:	HEAD, ROY
PARCEL NO.:	3514 231
PARCEL ADDRESS:	0140 SOUTH VAN NESS AVE, 1021
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$725,000.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0700
APPLICANT:	YAMAGUCHI, JOHN
PARCEL NO.:	1355 022
PARCEL ADDRESS:	0220 LAKE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,805,000.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0703
APPLICANT:	ARCHILA, SILAS
PARCEL NO.:	6025 007
PARCEL ADDRESS:	0027 PRAGUE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$676,434.00
APPLICANT'S OPINION:	$540,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0705
APPLICANT:	BUCKLEY REAL ESTATE, INC.
PARCEL NO.:	6473 039
PARCEL ADDRESS:	5739 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,485,690.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0784
APPLICANT:	CHIN, PETER
PARCEL NO.:	4259 018
PARCEL ADDRESS:	1367 1369 RHODE ISLAND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,924,740.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0814
APPLICANT:	THOMPSON, RONALD
PARCEL NO.:	5302 056
PARCEL ADDRESS:	2025 2045 MCKINNON AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,861,764.00
APPLICANT'S OPINION:	$2,992,490.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0819
APPLICANT:	WONG FAMILY REVOCABLE TRUST
PARCEL NO.:	2735 013
PARCEL ADDRESS:	0650 CLARENDON AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$764,020.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0849
APPLICANT:	KHAN, QAMAR
PARCEL NO.:	1562 008
PARCEL ADDRESS:	0539 0541 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,560,000.00
APPLICANT'S OPINION:	$570,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0852
APPLICANT:	FOWLER, DONALD
PARCEL NO.:	3579 023
PARCEL ADDRESS:	3679 3681 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,371,500.00
APPLICANT'S OPINION:	$1,950,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0897
APPLICANT:	KIMIYAIE, MICHAEL
PARCEL NO.:	7030 004B
PARCEL ADDRESS:	5130 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$520,700.00
APPLICANT'S OPINION:	$460,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, August 18, 2010, at 1:35 p.m.

Present: Mervin Conlan, Fred Perez and John McGary

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-0814	Ronald Thompson	Verbal Stipulated Value Approved

The following listed applicants for change in the assessed valuation of property affecting the 2009 roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0698	Roy Head	Postponed
2009-0700	John Yamaguchi	Postponed
2009-0703	Silas Archila	Withdrawn
2009-0705	Buckley Real Estate, Inc.	Postponed
2009-0784	Peter Chin	Postponed
2009-0819	Wong Family Revocable Trust	Postponed
2009-0849	Qamar Khan	Postponed
2009-0852	Donald Fowler	Postponed
2009-0897	Michael Kimiyaie	Postponed

There being no further business, the Board, at the hour of 2:05 p.m., recessed to reconvene Thursday, August 19, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, August 19, 2010.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, August 19, 2010 To Thursday, August 19, 2010
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0952
APPLICANT:	LEUNG, TONY
PARCEL NO.:	2040 004
PARCEL ADDRESS:	1719 09TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$846,600.00
APPLICANT'S OPINION:	$748,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0987
APPLICANT:	EYMANN, RANDAL
PARCEL NO.:	1213 040
PARCEL ADDRESS:	0550 STANYAN ST, #2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$936,360.00
APPLICANT'S OPINION:	$755,700.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0990
APPLICANT:	WALKER, MARLA
PARCEL NO.:	1612 020
PARCEL ADDRESS:	0726 0728 33RD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,430,038.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1011
APPLICANT:	SAWRANSKY, RICHARD
PARCEL NO.:	4645 045
PARCEL ADDRESS:	0800 INNES AVE, #8
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$506,770.00
APPLICANT'S OPINION:	$445,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1016
APPLICANT:	NITA, HENRY
PARCEL NO.:	3774 391
PARCEL ADDRESS:	0200 BRANNAN ST, #415
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$674,126.00
APPLICANT'S OPINION:	$578,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1023
APPLICANT:	YOUM, SUNG
PARCEL NO.:	1933 052
PARCEL ADDRESS:	1635 10TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,716,922.00
APPLICANT'S OPINION:	$1,286,022.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1084
APPLICANT:	DUNNE, SHANE
PARCEL NO.:	3557 038
PARCEL ADDRESS:	0367 0371 CHURCH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,836,576.00
APPLICANT'S OPINION:	$2,411,090.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1094
APPLICANT:	ANASTASIO, STANLEY
PARCEL NO.:	3207 004
PARCEL ADDRESS:	0026 OCEAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$649,859.00
APPLICANT'S OPINION:	$437,118.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1096
APPLICANT:	BRENNER, RICHARD
PARCEL NO.:	2857 027
PARCEL ADDRESS:	0127 CASTENADA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,077,502.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1097
APPLICANT:	BRENNER, RICHARD
PARCEL NO.:	2857 026
PARCEL ADDRESS:	0131 CASTENADA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$318,362.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, August 19, 2010 To Thursday, August 19, 2010
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5619
APPLICANT:	THE CONTAINER STORE
PARCEL NO.:	2009901234
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,885,077.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5620
APPLICANT:	THE CONTAINER STORE
PARCEL NO.:	2009901233
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,972,786.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5621
APPLICANT:	THE CONTAINER STORE
PARCEL NO.:	2009901232
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,948,258.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5622
APPLICANT:	THE CONTAINER STORE
PARCEL NO.:	2009901231
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,994,461.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5672
APPLICANT:	SEQUENCE, LLC
PARCEL NO.:	2009900728
PARCEL ADDRESS:	
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$0.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5673
APPLICANT:	SEQUENCE, LLC
PARCEL NO.:	2009900727
PARCEL ADDRESS:	
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$0.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5674
APPLICANT:	SEQUENCE, LLC
PARCEL NO.:	2009900726
PARCEL ADDRESS:	
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$0.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5685
APPLICANT:	CLEAR CHANNEL OUTDOOR, INC.
PARCEL NO.:	2009204664
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$12,537,351.00
APPLICANT'S OPINION:	$3,390,482.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5686
APPLICANT:	CBS OUTDOOR, INC.
PARCEL NO.:	2009200691
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,939,540.00
APPLICANT'S OPINION:	$1,608,185.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, August 19, 2010, at 9:32 a.m.

Present: Louisa Mendosa, Fred Perez and John McGary

Quorum present

Chairperson: John McGary, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-1011	Richard Sawransky	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0952	Tony Leung	Withdrawn
2009-0987	Randal Eymann	Postponed
2009-0990	Marla Walker	Postponed
2009-1016	Henry Nita	Postponed
2009-1023	Sung Youm	Postponed
2009-1084	Shane Dunne	Postponed
2009-1094	Stanley Anastasio	Postponed
2009-1096	Richard Brenner	Postponed
2009-1097	Richard Brenner	Postponed

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There being no further business, the Board, at the hour of 10:00 a.m., recessed to reconvene Tuesday, August 24, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, August 24, 2010

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, AUGUST 20, 2010
1:30 PM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to review additional documents requested by the Board, to consult, discuss, deliberate and to take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION 2008-2001

APPLICANT:	**Rose L. Jackson**
PARCEL NO.:	5708 024
PARCEL ADDRESS:	126 Ellert Street
TOPIC:	Base Year/Change in Ownership
CURRENT ASSESSMENT:	$357,281
APPLICANT'S OPINION:	$14,569
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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Disability Access – The hearing room is wheelchair accessible.

[a] Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, August 24, 2010 To Tuesday, August 24, 2010
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2369
APPLICANT:	SAN FRANCISCO FIRE CREDIT UNION
PARCEL NO.:	2009900272
PARCEL ADDRESS:	
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$568,246.00
APPLICANT'S OPINION:	$568,246.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2370
APPLICANT:	SAN FRANCISCO FIRE CREDIT UNION
PARCEL NO.:	2009900271
PARCEL ADDRESS:	
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$578,217.00
APPLICANT'S OPINION:	$578,217.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2371
APPLICANT:	SAN FRANCISCO FIRE CREDIT UNION
PARCEL NO.:	2009900270
PARCEL ADDRESS:	
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$572,505.00
APPLICANT'S OPINION:	$572,505.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2463
APPLICANT:	NORTHERN CALIFORNIA EQUIPMENT, INC.
PARCEL NO.:	2009900278
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$6,656,014.00
APPLICANT'S OPINION:	$5,941,055.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1840
APPLICANT:	HILLSTONE RESTAURANT GROUP
PARCEL NO.:	2009900655
PARCEL ADDRESS:	00001800 0000MONTGOMERY ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,000,000.00
APPLICANT'S OPINION:	$437,454.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5615
APPLICANT:	TRITON CONTAINER INTERNATIONAL
PARCEL NO.:	2004520756
PARCEL ADDRESS:	00000055 0000GREEN ST, 0500
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,268,287.00
APPLICANT'S OPINION:	$1,601,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5616
APPLICANT:	TRITON CONTAINER INTERNATIONAL
PARCEL NO.:	2005520814
PARCEL ADDRESS:	00000055 0000GREEN ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,654,414.00
APPLICANT'S OPINION:	$1,601,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5617
APPLICANT:	TRITON CONTAINER INTERNATIONAL
PARCEL NO.:	2006520985
PARCEL ADDRESS:	00000055 0000GREEN ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,556,020.00
APPLICANT'S OPINION:	$1,601,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5618
APPLICANT:	TRITON CONTAINER INTERNATIONAL
PARCEL NO.:	2007520873
PARCEL ADDRESS:	00000055 0000GREEN ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,399,094.00
APPLICANT'S OPINION:	$1,601,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6285
APPLICANT:	HILLSTONE RESTAURANT GROUP
PARCEL NO.:	2009901057
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,422,166.00
APPLICANT'S OPINION:	$562,885.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6286
APPLICANT:	HILLSTONE RESTAURANT GROUP
PARCEL NO.:	2009901056
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,405,332.00
APPLICANT'S OPINION:	$623,435.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6287
APPLICANT:	HILLSTONE RESTAURANT GROUP
PARCEL NO.:	2009901055
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,436,813.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, August 24, 2010, at 9:37 a.m.

Present: Scott Spertzel, Margaret Ruxton and John McGary

Quorum present

Chairperson: Margaret Ruxton, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2008 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2008-2463	Northern California Equipment	A. V. Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2369	San Francisco fire Credit Union	Postponed
2008-2370	San Francisco fire Credit Union	Postponed
2008-2371	San Francisco fire Credit Union	Postponed
2009-1840	Hillstone Restaurant Group	Withdrawn
2009-5615	Triton Container International	Postponed
2009-5616	Triton Container International	Postponed
2009-5617	Triton Container International	Postponed
2009-5618	Triton Container International	Postponed
2009-6285	Hillstone Restaurant Group	Withdrawn
2009-6286	Hillstone Restaurant Group	Withdrawn
2009-6287	Hillstone Restaurant Group	Withdrawn

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There being no further business, the Board, at the hour of 10:30 a.m., recessed to reconvene Tuesday, August 31, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, September 1, 2010

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
TUESDAY, AUGUST 24, 2010
11:00 AM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to prepare Board's findings of fact and to take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION 2008-2246

APPLICANT:	Hamid Shahnasser
PARCEL NO.:	7501 160
PARCEL ADDRESS:	10 Carnelian Way
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,135,000
APPLICANT'S OPINION:	$753,000
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

" Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, August 24, 2010 at 11:05 a.m.

Present: Mervin Conlan, Fred Perez and Margaret Ruxton

Quorum present

Chairperson: Margaret Ruxton, Presiding

Deputy City Attorney Marie Blits

With no public present for comment, the Board went into closed session with legal counsel at the hour of 11:10 a.m. to review, edit and finalize the Board's findings of fact for the below listed application.

At 11:50 a.m., the Board reconvened in open session and took the following action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2008-2246	Hamid Shahnasser	Issued Findings of Fact

There being no further business, the Board, at the hour of 11:54 a.m. recessed to reconvene Monday, August 30, 2010, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, September 1, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, August 25, 2010 To Wednesday, August 25, 2010
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0920
APPLICANT:	NALE, DAVID SCOTT 2000 TRUST
PARCEL NO.:	0339 006
PARCEL ADDRESS:	0130 0132 TURK ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,295,000.00
APPLICANT'S OPINION:	$726,495.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0922
APPLICANT:	NALE, DAVID SCOTT 2000 TRUST
PARCEL NO.:	0339 006
PARCEL ADDRESS:	0130 0132 TURK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,347,317.00
APPLICANT'S OPINION:	$726,495.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1033
APPLICANT:	PAGE, ALEXANDER
PARCEL NO.:	3755 203
PARCEL ADDRESS:	0175 LANGTON ST, #4
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$725,000.00
APPLICANT'S OPINION:	$475,601.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1103
APPLICANT:	RUDNICKI, JOSEPH
PARCEL NO.:	0712 125
PARCEL ADDRESS:	0066 CLEARY CT, 1305
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$724,200.00
APPLICANT'S OPINION:	$548,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1155
APPLICANT:	DE PIERRIS, MARTA
PARCEL NO.:	0565 017
PARCEL ADDRESS:	2654 2658 WEBSTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,964,606.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2099
APPLICANT:	MONTGOMERY BUILDING, INC.
PARCEL NO.:	0208 026
PARCEL ADDRESS:	0601 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$102,500,863.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2837
APPLICANT:	HOST HOTELS & RESORTS, INC
PARCEL NO.:	0257 012
PARCEL ADDRESS:	0600 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$197,609,926.00
APPLICANT'S OPINION:	$74,494,708.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2959
APPLICANT:	SALVATORE FERRAGAMO INT'L INC.
PARCEL NO.:	0314 001
PARCEL ADDRESS:	0233 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$117,672,459.00
APPLICANT'S OPINION:	$90,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Disability Access – The hearing room is wheelchair accessible.

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, August 25, 2010 To Wednesday, August 25, 2010
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2464
APPLICANT:	MASON STREET AFFORDABLE HOUSING DVLP
PARCEL NO.:	0331 018
PARCEL ADDRESS:	0125V SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,508,868.00
APPLICANT'S OPINION:	$4,722,081.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0499
APPLICANT:	BERNARD, DARLA
PARCEL NO.:	0077 004
PARCEL ADDRESS:	0030 EDITH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,098,549.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0855
APPLICANT:	O'NEILL, DOUGLAS
PARCEL NO.:	3752 120
PARCEL ADDRESS:	0153 SHIPLEY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$510,000.00
APPLICANT'S OPINION:	$430,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0958
APPLICANT:	BLACHMAN, JOSHUA
PARCEL NO.:	0659 041
PARCEL ADDRESS:	2280 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$900,000.00
APPLICANT'S OPINION:	$775,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1042
APPLICANT:	NELSON, EUGENE
PARCEL NO.:	0168 019
PARCEL ADDRESS:	0640 DAVIS ST #19 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,830,062.00
APPLICANT'S OPINION:	$1,485,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, August 25, 2010, at 9:30 a.m.

Present: Jeffrey Morris, Diane Robinson and Louisa Mendoza

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0920	Nale, David Scott 2000 Trust	A. V. Lowered (Assessor)
2009-0922	Nale, David Scott 2000 Trust	Withdrawn
2009-1033	Alexander Page	A. V. Lowered (Board)
2009-1103	Joseph Rudnicki	A. V. Lowered (Board)
2009-1155	Marta De Pierris	A. V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2099	Montgomery Building, Inc	Withdrawn
2009-2837	Host Hotels & Resorts, Inc.	Postponed
2009-2959	Salvatore Ferragamo Int'l	Postponed

RECESS

The Board, at the hour of 12:00 p.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:35 p.m.

Present: Jeffrey Morris, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Jeffrey Morris, Presiding

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The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0855	Douglas O'Neill	A. V. Lowered (Board)
2009-0958	Joshua Blachman	A. V. Lowered (Board)
2009-1042	Eugene Nelson	A. V. Lowered (Assessor)

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-0499	Darla Bernard	Denied-No Show

The following listed applicant for change in the assessed valuation of property affecting the 2008 Assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2008-2464	Mason Street Affordable Houses	Postponed

There being no further business, the Board, at the hour of 3:45 p.m., recessed to reconvene Thursday, August 26, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, August 26, 2010

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, August 26, 2010
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1305
APPLICANT:	BREWSTER, PAMELA
PARCEL NO.:	3511 099
PARCEL ADDRESS:	1095 NATOMA ST, #6
TOPIC:	Decline in Value; Board to consider Stipulation Agreement
CURRENT ASSESSMENT:	$720,000.00
APPLICANT'S OPINION:	$598,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1362
APPLICANT:	NAKAHODO, GAYLE
PARCEL NO.:	0652 042
PARCEL ADDRESS:	2211 CALIFORNIA ST, 201
TOPIC:	Decline in Value; Board to consider Stipulation Agreement
CURRENT ASSESSMENT:	$583,664.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1731
APPLICANT:	ELMENDORF, CHRISTOPHER
PARCEL NO.:	6513 020
PARCEL ADDRESS:	1227 - 1231 GUERRERO ST,
TOPIC:	Decline in Value; Board to consider Stipulation Agreement
CURRENT ASSESSMENT:	$2,179,885.00
APPLICANT'S OPINION:	$1,600,250.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1760
APPLICANT:	JAVID, ARMAN
PARCEL NO.:	0685 079
PARCEL ADDRESS:	1600 WEBSTER ST, #302
TOPIC:	Decline in Value; Board to consider Stipulation Agreement
CURRENT ASSESSMENT:	$929,800.00
APPLICANT'S OPINION:	$724,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1762
APPLICANT:	JACKSON PRESIDIO LLC
PARCEL NO.:	0973 011
PARCEL ADDRESS:	3230 JACKSON ST,
TOPIC:	Decline in Value; Board to consider Stipulation Agreement
CURRENT ASSESSMENT:	$7,605,848.00
APPLICANT'S OPINION:	$6,800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1765
APPLICANT:	TOMEI, PERRY
PARCEL NO.:	0067 013D
PARCEL ADDRESS:	2314 LEAVENWORTH ST,
TOPIC:	Decline in Value; Board to consider Stipulation Agreement
CURRENT ASSESSMENT:	$2,164,860.00
APPLICANT'S OPINION:	$1,623,045.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1793
APPLICANT:	HIRJI, ASIFF
PARCEL NO.:	6548 034
PARCEL ADDRESS:	4061 25TH ST,
TOPIC:	Decline in Value: Board to consider Stipulation Agreement
CURRENT ASSESSMENT:	$2,700,000.00
APPLICANT'S OPINION:	$2,150,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1794
APPLICANT:	SO, CLARENCE
PARCEL NO.:	0649 029
PARCEL ADDRESS:	1945 CALIFORNIA ST,
TOPIC:	Decline in Value; Board to consider Stipulation Agreement
CURRENT ASSESSMENT:	$1,848,240.00
APPLICANT'S OPINION:	$1,541,463.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1795
APPLICANT:	CHUANG, DAVID
PARCEL NO.:	8708 138
PARCEL ADDRESS:	0235 BERRY ST, 311
TOPIC:	Decline in Value; Board to consider Stipulation Agreement
CURRENT ASSESSMENT:	$825,000.00
APPLICANT'S OPINION:	$691,200.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1884
APPLICANT:	FARUKAH, ABU
PARCEL NO.:	0168 026
PARCEL ADDRESS:	0026 THE EMBARCADERO , #26
TOPIC:	Decline in Value; Board to consider Stipulation Agreement
CURRENT ASSESSMENT:	$1,208,966.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1976
APPLICANT:	PAIKEDAY, MANUEL
PARCEL NO.:	3078 035
PARCEL ADDRESS:	0154 YERBA BUENA AVE,
TOPIC:	Decline in Value; Board to consider Stipulation Agreement
CURRENT ASSESSMENT:	$1,221,450.00
APPLICANT'S OPINION:	$1,057,769.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1999
APPLICANT:	HEINICKE, MALCOLM
PARCEL NO.:	2859 033
PARCEL ADDRESS:	0099 SANTA RITA AVE,
TOPIC:	Decline in Value; Board to consider Stipulation Agreement
CURRENT ASSESSMENT:	$1,905,000.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2021
APPLICANT:	LOW-LEE, TINA
PARCEL NO.:	2422 016
PARCEL ADDRESS:	2577 21ST AVE,
TOPIC:	Decline in Value; Board to consider Stipulation Agreement
CURRENT ASSESSMENT:	$1,253,706.00
APPLICANT'S OPINION:	$1,205,025.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2388
APPLICANT:	HINES NATIONAL OFFICE PROPERTIES
PARCEL NO.:	3708 095
PARCEL ADDRESS:	0560 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$219,520,177.00
APPLICANT'S OPINION:	$130,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2782
APPLICANT:	PPF OFF 345 SPEAR STREET, LP
PARCEL NO.:	3744 003
PARCEL ADDRESS:	0345 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$139,115,163.00
APPLICANT'S OPINION:	$125,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2783
APPLICANT:	PPF OFF 345 SPEAR STREET, LP
PARCEL NO.:	3744 005
PARCEL ADDRESS:	0002 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$74,164,567.00
APPLICANT'S OPINION:	$66,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2888
APPLICANT:	OMNI SAN FRANCISCO CORPORATION
PARCEL NO.:	0240 003
PARCEL ADDRESS:	0500 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$106,658,288.00
APPLICANT'S OPINION:	$53,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2889
APPLICANT:	OMNI SAN FRANCISCO CORPORATION
PARCEL NO.:	2009204473
PARCEL ADDRESS:	,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$11,573,835.00
APPLICANT'S OPINION:	$5,750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Disability Access The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, August 26, 2010 at 9:30 a.m.

Present: Jeffrey Morris, Richard Lee and Scott Spertzel

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2009 Assessment Roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1305	Pamela Brewster	Written Stipulation Approved
2009-1362	Gayle Nakahodo	Written Stipulation Approved
2009-1731	Christopher Elmendorf	Written Stipulation Approved
2009-1760	Arman Javid	Written Stipulation Approved
2009-1762	Jackson Presidio LLC	Written Stipulation Approved
2009-1765	Perry Tomei	Written Stipulation Approved
2009-1793	Asiff Hirji	Written Stipulation Approved
2009-1794	Clarence So	Written Stipulation Approved
2009-1795	David Chuang	Written Stipulation Approved
2009-1884	Abu Farukah	Written Stipulation Approved
2009-1976	Manuel Paikeday	Written Stipulation Approved
2009-1999	Malcolm Heinicke	Written Stipulation Approved
2009-2021	Tina Low-Lee	Written Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2388	Hines National Office Properties	Withdrawn
2009-2782	PPF Off 345 Spear Street, LP	Postponed
2009-2783	PPF Off 345 Spear Street, LP	Postponed
2009-2888	Omni San Francisco Corporation	Withdrawn
2009-2889	Omni San Francisco Corporation	Withdrawn

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There being no further business, the Board, at the hour of 10:50 a.m. recessed to reconvene Friday, August 27, 2010, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, August 27, 2010

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, August 27, 2010 To Friday, August 27, 2010
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0685
APPLICANT:	MARITIME HOTEL ASSOCIATES, LP
PARCEL NO.:	2009700002
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$47,839,651.00
APPLICANT'S OPINION:	$23,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
AUG 18 2010
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1045
APPLICANT:	HEARST COMMUNICATIONS, INC.
PARCEL NO.:	0239 009
PARCEL ADDRESS:	0400 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$29,112,448.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1221
APPLICANT:	TURNBERRY LANSING, LP
PARCEL NO.:	3749 059
PARCEL ADDRESS:	0043 0045 LANSING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,732,200.00
APPLICANT'S OPINION:	$22,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1284
APPLICANT:	SAN FRANCISCO HOTEL GRP LLC
PARCEL NO.:	0261 017
PARCEL ADDRESS:	0222 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$44,464,994.00
APPLICANT'S OPINION:	$25,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1918
APPLICANT:	FIFIELD ECHELON INVESTORS, LLC
PARCEL NO.:	3747 320
PARCEL ADDRESS:	0355 0375 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$48,846,780.00
APPLICANT'S OPINION:	$28,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2893
APPLICANT:	500 SANSOME, LLC
PARCEL NO.:	0206 008
PARCEL ADDRESS:	0500 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$38,182,680.00
APPLICANT'S OPINION:	$34,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Room 406, City Hall
Friday, August 27, 2010 To Friday, August 27, 2010
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0032
APPLICANT:	WONG, EDWIN
PARCEL NO.:	0100 017
PARCEL ADDRESS:	0852 0856 UNION ST,
TOPIC:	Reinstate application that was previously withdrawn.
CURRENT ASSESSMENT:	$530,338.00
APPLICANT'S OPINION:	$416,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0033
APPLICANT:	WONG, EDWIN
PARCEL NO.:	0100 017
PARCEL ADDRESS:	0852 0856 UNION ST,
TOPIC:	Reinstate application that was previously withdrawn.
CURRENT ASSESSMENT:	$1,011,663.00
APPLICANT'S OPINION:	$704,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0034
APPLICANT:	WONG, EDWIN
PARCEL NO.:	1162 013
PARCEL ADDRESS:	0034 TAMALPAIS TER,
TOPIC:	Reinstate application that was previously withdrawn.
CURRENT ASSESSMENT:	$468,758.00
APPLICANT'S OPINION:	$246,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0120
APPLICANT:	ROMERO, JOSE
PARCEL NO.:	5922 013B
PARCEL ADDRESS:	0254 SILLIMAN ST,
TOPIC:	Reinstate application that was previously denied (no show).
CURRENT ASSESSMENT:	$700,000.00
APPLICANT'S OPINION:	$526,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0121
APPLICANT:	ROMERO, JOSE
PARCEL NO.:	5922 013B
PARCEL ADDRESS:	0254 SILLIMAN ST,
TOPIC:	Reinstate application that was previously denied (no show).
CURRENT ASSESSMENT:	$695,000.00
APPLICANT'S OPINION:	$526,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0270
APPLICANT:	VALLEJO, EMMANUEL
PARCEL NO.:	1683 014
PARCEL ADDRESS:	0867 40TH AVE,
TOPIC:	Reinstate application that was previously withdrawn.
CURRENT ASSESSMENT:	$939,548.00
APPLICANT'S OPINION:	$825,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0397
APPLICANT:	MCEWEN, OREN
PARCEL NO.:	0688 222
PARCEL ADDRESS:	1521 SUTTER ST, #403
TOPIC:	Reinstate application that was previously withdrawn.
CURRENT ASSESSMENT:	$660,000.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1235
APPLICANT:	VACKAR, JINDRICH
PARCEL NO.:	3087 042
PARCEL ADDRESS:	0543 MANGELS AVE,
TOPIC:	Reinstate application that was previously rejected.
CURRENT ASSESSMENT:	$640,000.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1247
APPLICANT:	LEE, VINCENT
PARCEL NO.:	2111 014B
PARCEL ADDRESS:	1954 24TH AVE,
TOPIC:	Reinstate application that was previously withdrawn.
CURRENT ASSESSMENT:	$761,096.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1248
APPLICANT:	LEE, DOUGLAS
PARCEL NO.:	1575 031
PARCEL ADDRESS:	4139 4141 ANZA ST,
TOPIC:	Reinstate application that was previously withdrawn.
CURRENT ASSESSMENT:	$985,008.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0034
APPLICANT:	WINER, PAUL
PARCEL NO.:	1158 029
PARCEL ADDRESS:	0790 0794 LYON ST,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$2,200,000.00
APPLICANT'S OPINION:	$1,370,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, August 27, 2010 at 9:30 a.m.

Present: Jeffrey Morris, Diane Robinson and Gregory Blaine

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 Assessment Roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-1221	Turnberry Lansing, LP	A.V. Lowered (Board) 2 to 1 vote, with Ms. Robinson dissenting.

The following listed applicants for change in the assessed valuation of property affecting the Assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0685	Maritime Hotel Associates, LP	Withdrawn
2009-1045	Hearst Communications, Inc.	Withdrawn
2009-1284	San Francisco Hotel GRP LLC	Postponed
2009-1918	Fifield Echelon Investors, LLC	Postponed
2009-2893	500 Sansome, LLC	Withdrawn

RECESS

The Board, at the hour of 12:40 p,m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:32 p.m.

Present: Jeffrey Morris, Diane Robinson and Gregory Blaine

Quorum present

Chairperson: Jeffrey Morris, Presiding

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The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll year being present and heard for items deemed administrative in nature, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-0032	Edwin Wong	Reinstated; previously withdrawn
2009-0033	Edwin Wong	Reinstated; previously withdrawn
2009-0034	Edwin Wong	Reinstated; previously withdrawn
2009-0270	Emmanuel Vallejo	Reinstated; previously withdrawn
2009-0397	Oren McEwen	Reinstated; previously withdrawn
2010-0034	Paul Winer	Accepted as timely filed for 2008 supplemental assessment

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0120	Jose Romero	Denied, No Show
2009-0121	Jose Romero	Denied, No Show
2009-1235	Jindrich Vackar	Denied, No Show
2009-1247	Vincent Lee	Denied, No Show
2009-1248	Douglas Lee	Denied, No Show

There being no further business, the Board, at the hour of 2:23 p.m. recessed to reconvene Monday, August 30, 2010, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, August 30, 2010

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2590
APPLICANT:	CALIFORNIA PACIFIC MEDICAL CTR
PARCEL NO.:	0695 006
PARCEL ADDRESS:	1101 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$62,446,806.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
AUG 26 2010
Assessment Appeals Board

GOVERNMENT
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2591
APPLICANT:	CALIFORNIA PACIFIC MEDICAL CTR
PARCEL NO.:	0695 005
PARCEL ADDRESS:	1255 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,611,699.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2821
APPLICANT:	FESTIVAL RETAIL FUND I
PARCEL NO.:	0294 008
PARCEL ADDRESS:	0228 0240 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$69,476,618.00
APPLICANT'S OPINION:	$48,995,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2846
APPLICANT:	ADOBE SYSTEMS, INC.
PARCEL NO.:	3799 008
PARCEL ADDRESS:	0625 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,709,298.00
APPLICANT'S OPINION:	$20,153,333.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2848
APPLICANT:	ADOBE SYSTEMS, INC.
PARCEL NO.:	3799 001
PARCEL ADDRESS:	0601 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$86,733,090.00
APPLICANT'S OPINION:	$80,788,194.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2902
APPLICANT:	CAMFEX ASSOCIATES
PARCEL NO.:	0262 013
PARCEL ADDRESS:	0245 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$59,389,171.00
APPLICANT'S OPINION:	$55,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Room 406, City Hall
Monday, August 30, 2010 To Monday, August 30, 2010
1:30 PM (ALL DAY)

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0933
APPLICANT:	WONG 1990 FAMILY TRUST
PARCEL NO.:	0295 012
PARCEL	0441 0443 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,836,644.00
APPLICANT'S	$2,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1138
APPLICANT:	SF LADIES PRTCTN & RLF
PARCEL NO.:	0471 002D
PARCEL	1530 FRANCISCO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,800,000.00
APPLICANT'S	$1,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1190
APPLICANT:	WAI, JOHN
PARCEL NO.:	0125 021
PARCEL	1111 1133 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,897,852.00
APPLICANT'S	$3,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1297
APPLICANT:	345 - 6TH STREET, LLC
PARCEL NO.:	3753 081
PARCEL	0345 06TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,183,624.00
APPLICANT'S	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1302
APPLICANT:	233 POST STREET, LP
PARCEL NO.:	0309 017
PARCEL	0233 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,061,006.00
APPLICANT'S	$7,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1529
APPLICANT:	TROPHY PROPERTIES, LLC
PARCEL NO.:	0620 002
PARCEL	1651 LARKIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,713,510.00
APPLICANT'S	$1,202,188.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1531
APPLICANT:	TROPHY PROPERTIES IX LLC
PARCEL NO.:	0636 018
PARCEL	2380 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,803,000.00
APPLICANT'S	$6,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1907
APPLICANT:	RP BAYROCK III, LLC C/O ROCKPOINT GROUP
PARCEL NO.:	0691 008
PARCEL	1285 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,808,250.00
APPLICANT'S	$4,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1994
APPLICANT:	NEXT VAN NESS GARAGE LLC
PARCEL NO.:	0715 015
PARCEL	1000 VANNESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,795,703.00
APPLICANT'S	$7,850,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1995
APPLICANT:	UNION PROPERTY CAPITAL LLC
PARCEL NO.:	0311 005
PARCEL	0660 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,022,790.00
APPLICANT'S	$8,450,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2121
APPLICANT:	GUMINA, PETER
PARCEL NO.:	0596 033
PARCEL	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,865,261.00
APPLICANT'S	$1,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, August 30, 2010, at 1:30 p.m.

Present: Jeffrey Morris, Diane Robinson and Lawrence Lee

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1138	SF Ladies Prtctn & RLF	Postponed
2009-1297	345 – 6th Street, LLC	A.V.Lowered (Assessor)
2009-1994	Next Van Ness Garage LLC	A.V.Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0933	Wong 1990 Family Trust	withdrawn
2009-1190	John Wai	Postponed
2009-1302	233 Post Street, LP	Withdrawn
2009-1529	Trophy Properties, LLC	Withdrawn
2009-1531	Trophy Properties, LLC	Withdrawn
2009-1907	RP Bayrock III, LLC	Postponed
2009-1995	Union Property Capital LLC	Postponed
2009-2121	Peter Gumina	Postponed

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There being no further business, the Board, at the hour of 3:10 p.m., recessed to reconvene Tuesday, August 31, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board August 31, 2010

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 408, City Hall
Monday, August 30, 2010 To Monday, August 30, 2010
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2355
APPLICANT:	LUCERO LLC
PARCEL NO.:	3614 030
PARCEL ADDRESS:	1009 1011 S SOUTH VAN NESS AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$54,743.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
AUG 26 2010
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2356
APPLICANT:	LUCERO LLC
PARCEL NO.:	3617 030
PARCEL ADDRESS:	0971 0975 GUERRERO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,300,000.00
APPLICANT'S OPINION:	$76,719.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0140
APPLICANT:	LUCERO LLC
PARCEL NO.:	3617 025
PARCEL ADDRESS:	3382 3384 22ND ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$950,000.00
APPLICANT'S OPINION:	$63,193.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6180
APPLICANT:	LUCERO LLC
PARCEL NO.:	6571 022
PARCEL ADDRESS:	3333 3335 26TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,090,000.00
APPLICANT'S OPINION:	$61,164.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6309
APPLICANT:	LUCERO LLC
PARCEL NO.:	4148 003
PARCEL ADDRESS:	1010 ALABAMA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$850,000.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, August 30, 2010, at 9:30 a.m.

Present: Donna Crowder, Jeffrey Morris and Joseph Tham

Quorum present

Chairperson: Donna Crowder, Presiding

Deputy City Attorney Marie Blits

The following listed applicant for change in the assessed valuation of property affecting the 2006 supplemental assessment roll being present, the Board heard evidence and testimony from both parties, after which the Board took the below matters under submission.

At the hour of 11:50 a.m., the Board went into closed session to deliberate the below listed applications. The Board reconvened in open session at 12:10 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2355	Lucero, LLC	Remains Submitted
2008-2356	Lucero, LLC	Remains Submitted
2009-0140	Lucero, LLC	Remains Submitted
2009-6180	Lucero, LLC	Remains Submitted
2009-6309	Lucero, LLC	Remains Submitted

There being no further business, the Board, at the hour of 12:13 p.m., recessed to reconvene Tuesday, August 31, 2010 at 2:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, October 7, 2010

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, August 31, 2010 To Tuesday, August 31, 2010
9:30 AM (ALL DAY)

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7

31/10

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0478
APPLICANT:	HASLER, WILLIAM
PARCEL NO.:	2417 008A
PARCEL ADDRESS:	2571 16TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$524,516.00
APPLICANT'S OPINION:	$207,052.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

DATE POSTED
AUG 26 2010
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1735
APPLICANT:	SZE, FUNG CHUN
PARCEL NO.:	1891 024
PARCEL ADDRESS:	1590 46TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$554,327.00
APPLICANT'S OPINION:	$348,600.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4356
APPLICANT:	OROPEZA, MARIA
PARCEL NO.:	3652 003
PARCEL ADDRESS:	0130 VICKSBURG ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,111,772.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5095
APPLICANT:	DAYAN, MICHAEL
PARCEL NO.:	3733 110
PARCEL ADDRESS:	0245 05TH ST, 301
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$940,000.00
APPLICANT'S OPINION:	$2,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5096
APPLICANT:	DAYAN, MICHAEL
PARCEL NO.:	3733 110
PARCEL ADDRESS:	0245 05TH ST, 301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,011,840.00
APPLICANT'S OPINION:	$2,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6652
APPLICANT:	DAYAN, MICHAEL
PARCEL NO.:	3733 111
PARCEL ADDRESS:	0241 0245 05TH ST, 302
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$980,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6653
APPLICANT:	DAYAN, MICHAEL
PARCEL NO.:	3733 112
PARCEL ADDRESS:	0241 0245 05TH ST, 303
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$980,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6654
APPLICANT:	DAYAN, MICHAEL
PARCEL NO.:	3733 111
PARCEL ADDRESS:	0241 0245 05TH ST, 302
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,049,580.00
APPLICANT'S OPINION:	$733,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6655
APPLICANT:	DAYAN, MICHAEL
PARCEL NO.:	3733 112
PARCEL ADDRESS:	0241 0245 05TH ST, 303
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,049,580.00
APPLICANT'S OPINION:	$733,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

AMENDED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, August 31, 2010
9:30 AM

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APPLICATION:	2009-0478
APPLICANT:	HASLER, WILLIAM
PARCEL NO.:	2417 008A
PARCEL ADDRESS:	2571 16TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$524,516.00
APPLICANT'S OPINION:	$207,052.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1735
APPLICANT:	SZE, FUNG CHUN
PARCEL NO.:	1891 024
PARCEL ADDRESS:	1590 46TH AVE.
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$554,327.00
APPLICANT'S OPINION:	$348,600.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4356
APPLICANT:	OROPEZA, MARIA
PARCEL NO.:	3652 003
PARCEL ADDRESS:	0130 VICKSBURG ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,111,772.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

5) Discussion only involving:

APPLICATION:	2009-5095
APPLICANT:	DAYAN, MICHAEL
PARCEL NO.:	3733 110
PARCEL ADDRESS:	0245 05TH ST, 301
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$940,000.00
APPLICANT'S OPINION:	$2,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

6) Discussion only involving:

APPLICATION:	2009-5096
APPLICANT:	DAYAN, MICHAEL
PARCEL NO.:	3733 110
PARCEL ADDRESS:	0245 05TH ST, 301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,011,840.00
APPLICANT'S OPINION:	$2,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6652
APPLICANT:	DAYAN, MICHAEL
PARCEL NO.:	3733 111
PARCEL ADDRESS:	0241 - 0245 05TH ST, 302
TOPIC:	Consider Applicant's request to accept as timely filed.
CURRENT ASSESSMENT:	$980,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6653
APPLICANT:	DAYAN, MICHAEL
PARCEL NO.:	3733 112
PARCEL ADDRESS:	0241 - 0245 05TH ST, 303
TOPIC:	Consider Applicant's request to accept as timely filed.
CURRENT ASSESSMENT:	$980,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6654
APPLICANT:	DAYAN, MICHAEL
PARCEL NO.:	3733 111
PARCEL ADDRESS:	0241 - 0245 05TH ST, 302
TOPIC:	Consider Applicant's request to accept as timely filed.
CURRENT ASSESSMENT:	$1,049,580.00
APPLICANT'S OPINION:	$733,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6655
APPLICANT:	DAYAN, MICHAEL
PARCEL NO.:	3733 112
PARCEL ADDRESS:	0241 - 0245 05TH ST, 303
TOPIC:	Consider Applicant's request to accept as timely filed.
CURRENT ASSESSMENT:	$1,049,580.00
APPLICANT'S OPINION:	$733,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, August 31, 2010, at 9:40 a.m.

Present: Diane Robinson, Scott Spertzel and Joseph Tham

Quorum present

Chairperson: Diane Robinson, Presiding

Deputy City Attorney Marie Blits

The following listed applicants for change in the assessed valuation of property affecting the various years of the assessment roll being present, the Board heard evidence and testimony on legal challenges regarding changes in ownership and on the issue of timely filing. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0478	William Hasler	Submitted
2009-1735	Fung Chun Sze	Submitted
2009-6652	Michael Dayan	Accepted as Timely Filed
2009-6653	Michael Dayan	Accepted as Timely Filed
2009-6654	Michael Dayan	Accepted as Timely Filed
2009-6655	Michael Dayan	Accepted as Timely Filed

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4356	Maria Oropeza	Postponed

There being no further business, the Board, at the hour of 12:03 p.m., recessed to reconvene Wednesday, September 1, 2010 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

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Approved by the Board on Thursday, September 9, 2010.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
TUESDAY, AUGUST 31, 2010
2:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to prepare Board's findings of fact and to take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION 2006-0224

APPLICANT:	Florence K. Mack Estate
PARCEL NO.:	0319 023
PARCEL ADDRESS:	765 Geary Street
TOPIC:	Base Year/Change in Ownership-No Change
CURRENT ASSESSMENT:	$3,000,000
APPLICANT'S OPINION:	$774,853
TAXABLE YEAR:	1998
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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Disability Access The hearing room is wheelchair accessible.

Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, August 31, 2010 at 2:45 p.m.

Present: Jeffrey Morris, Scott Spertzel and Joseph Tham

Quorum present

Chairperson: Jeffrey Morris, Presiding

Deputy City Attorney Marie Blits

With no public present for comment, the Board went into closed session with legal counsel at the hour of 2:48 p.m. to review, edit and finalize the Board's findings of fact for the below listed application.

At 4:38 p.m., the Board reconvened in open session and took the following action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2006-0224	Florence K. Mack Estate	Issued Findings of Fact

There being no further business, the Board, at the hour of 4:44 p.m. recessed to reconvene Wednesday, September 1, 2010, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Wednesday, September 1, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, September 01, 2010 To Wednesday, September 01, 2010
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2233
APPLICANT:	BAVARESCO, JOSEPH
PARCEL NO.:	3588 053
PARCEL ADDRESS:	0679 0681 GUERRERO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$952,821.00
APPLICANT'S OPINION:	$458,776.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

DATE POSTED
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Assessment Appeals Board

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, September 1, 2010, at 9:30 a.m.

Present: Jeffrey Morris, Diane Robinson and Lawrence Lee

Quorum present

Chairperson: Jeffrey Morris, Presiding

Deputy City Attorney Marie Blits

The following listed applicant for change in the assessed valuation of property affecting the 2007 supplemental assessment roll being present, the Board heard evidence and testimony from both parties, after which the Board took the below matters under submission.

Appeal No.	Name	Disposition
2008-2233	Joseph Bavaresco	Continued

There being no further business, the Board, at the hour of 10:30 a.m., recessed to reconvene Thursday, September 9, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, September 9, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, September 01, 2010 To Wednesday, September 01, 2010
1:30 PM (ALL DAY)

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0936
APPLICANT:	RICHARD, LISA
PARCEL NO.:	6657 017
PARCEL ADDRESS:	0940 SAN JOSE AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$477,911.00
APPLICANT'S OPINION:	$150,800.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0937
APPLICANT:	RICHARD, LISA
PARCEL NO.:	6657 017
PARCEL ADDRESS:	0940 SAN JOSE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$490,380.00
APPLICANT'S OPINION:	$150,800.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0336
APPLICANT:	RICHARD, LISA
PARCEL NO.:	6657 017
PARCEL ADDRESS:	0940 SAN JOSE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$500,612.00
APPLICANT'S OPINION:	$361,430.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1346
APPLICANT:	TRIMBLE, JANIE
PARCEL NO.:	2936A036
PARCEL ADDRESS:	0075 ROCKWOOD CT,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$630,000.00
APPLICANT'S OPINION:	$62,466.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1358
APPLICANT:	AMIRPOUR, MINA
PARCEL NO.:	2647 021
PARCEL ADDRESS:	0059 COLLINGWOOD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,100,000.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1359
APPLICANT:	AMIRPOUR, MINA
PARCEL NO.:	2647 021
PARCEL ADDRESS:	0059 COLLINGWOOD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,273,106.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1378
APPLICANT:	AYALA, JOSE
PARCEL NO.:	6953 019
PARCEL ADDRESS:	0130 ONONDAGA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$764,068.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1481
APPLICANT:	JOHN P. BRENNAN COMPANY LLC
PARCEL NO.:	1228 005
PARCEL ADDRESS:	1878 HAIGHT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,229,550.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1482
APPLICANT:	JOHN P. BRENNAN COMPANY LLC
PARCEL NO.:	1228 006
PARCEL ADDRESS:	0690 STANYAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,153,037.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1483
APPLICANT:	JOHN P. BRENNAN COMPANY LLC
PARCEL NO.:	7542 037
PARCEL ADDRESS:	0050 0050 EVRSON ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$500,034.00
APPLICANT'S OPINION:	$75,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, September 1, 2010, at 1:35 p.m.

Present: Margaret Ruxton, Mervin Conlan and John McGary

Quorum present

Chairperson: John McGary, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-1378	Jose Ayala	A.V.Lowered (Assessor)

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2007-0936	Lisa Richard	Denied-No Show
2007-0937	Lisa Richard	Denied-No Show
2008-0336	Lisa Richard	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1346	Janie Trimble	Postponed
2009-1358	Mina Amirpour	Postponed
2009-1359	Mina Amirpour	Postponed
2009-1481	John P. Brennan Co, LLC	Withdrawn
2009-1482	John P. Brennan Co, LLC	Withdrawn
2009-1483	John P. Brennan Co, LLC	Postponed

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There being no further business, the Board, at the hour of 2:25 p.m., recessed to reconvene Thursday, September 2, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, September 2, 2010

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Fax: (415) 554-6775
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, September 02, 2010 To Thursday, September 02, 2010
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0457
APPLICANT:	SEDGWICK, DETERT, MORAN & ARNOLD, LLP
PARCEL NO.:	2007200529
PARCEL ADDRESS:	00000001 0000MARKET STEUART TOWER , 8TH FLR
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$6,178,671.00
APPLICANT'S OPINION:	$3,050,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0142
APPLICANT:	KNTV TELEVISION, INC.
PARCEL NO.:	2008205444
PARCEL ADDRESS:	00000848 0000BATTERY ST,
TOPIC:	
CURRENT ASSESSMENT:	$5,808,134.00
APPLICANT'S OPINION:	$2,904,068.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0594
APPLICANT:	VERIZON GLOBAL NETWORK INC.
PARCEL NO.:	2008205354
PARCEL ADDRESS:	00000200 0000PAUL AVE,
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$6,863,454.00
APPLICANT'S OPINION:	$3,400,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0601
APPLICANT:	THOMAS WEISEL PARTNERS GROUP
PARCEL NO.:	2008400225
PARCEL ADDRESS:	
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$19,839,947.00
APPLICANT'S OPINION:	$9,800,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1629
APPLICANT:	SEDGEWICK, DETERT, MORAN & ARNOLD LLP
PARCEL NO.:	2008200487
PARCEL ADDRESS:	00000001 0000MARKET STEUART TOWER , 8TH FLR
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$6,844,183.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1389
APPLICANT:	PRESTON PROPERTIES, LLC
PARCEL NO.:	0922 031
PARCEL ADDRESS:	2255 NORTH POINT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,350,510.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1393
APPLICANT:	BIMITS, INNA
PARCEL NO.:	2113 037
PARCEL ADDRESS:	1962 22ND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$807,526.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1471
APPLICANT:	BURMEISTER, EDWARD
PARCEL NO.:	2961A042
PARCEL ADDRESS:	0955 ROCKDALE DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,989,764.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1530
APPLICANT:	1701 TURK, LLC
PARCEL NO.:	1154 001
PARCEL ADDRESS:	1701 TURK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,165,786.00
APPLICANT'S OPINION:	$820,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1533
APPLICANT:	TAN, ANGELINA
PARCEL NO.:	1781 046
PARCEL ADDRESS:	2533 2537 IRVING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,555,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, September 2, 2010, at 9:30 a.m.

Present: Margaret Ruxton, Mervin Conlan and John McGary

Quorum present

Chairperson: Margaret Ruxton, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-1471	Edward Burmeister	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2007-0457	Sedgwick, Detert, Moran	Withdrawn
2008-0142	KNTV Television Inc.	Postponed
2008-0594	Verizon Global Network Inc.	Withdrawn
2008-0601	Thomas Weisel Partners Group	Withdrawn
2008-1629	Sedgwick, Detert, Moran	Postponed
2009-1389	Preston Properties, LLC	Postponed
2009-1393	Inna Bimits	Withdrawn
2009-1530	1701 Turk, LLC	Withdrawn
2009-1533	Angelina Tan	Postponed

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There being no further business, the Board, at the hour of 10:35 a.m., recessed to reconvene Wednesday, September 8, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, September 8, 2010

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, September 08, 2010 To Wednesday, September 08, 2010
9:30 AM (ALL DAY)

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0099
APPLICANT:	ODONOVAN, DENIS
PARCEL NO.:	5338 048
PARCEL	1723 1725 QUESADA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$954,571.00
APPLICANT'S	$644,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1534
APPLICANT:	TOY REAL ESTATE INVESTMENT CO. I LLC
PARCEL NO.:	1411 010
PARCEL	2118 2120 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,248,903.00
APPLICANT'S	$2,550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1535
APPLICANT:	PAU, JOHN
PARCEL NO.:	1808 049
PARCEL	4041 4045 JUDAH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$511,728.00
APPLICANT'S	$390,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1537
APPLICANT:	JAISWAL, BALGOBIND
PARCEL NO.:	1007 011
PARCEL	3228 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,504,100.00
APPLICANT'S	$1,950,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1803
APPLICANT:	DEWAR, HOWARD
PARCEL NO.:	3103 012
PARCEL	1600 MONTEREY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,042,330.00
APPLICANT'S	$2,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1805
APPLICANT:	SPINA, RICCARDO
PARCEL NO.:	6752 049
PARCEL	0425 BOSWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,084,593.00
APPLICANT'S	$900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1806
APPLICANT:	KELLY, MICHAEL
PARCEL NO.:	1045 021
PARCEL	0024 0026 COLLINS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,920,782.00
APPLICANT'S	$1,056,430.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1807
APPLICANT:	CHEN, SIMON
PARCEL NO.:	0987 019
PARCEL	3559 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,211,258.00
APPLICANT'S	$3,900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1817
APPLICANT:	WEBER, PAUL
PARCEL NO.:	3622 058
PARCEL	0514 HILL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,661,532.00
APPLICANT'S	$1,303,164.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1821
APPLICANT:	MISSION CRESCENT HOLDINGS LLC
PARCEL NO.:	3636 003
PARCEL	2620 2624 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,456,560.00
APPLICANT'S	$965,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, September 8, 2010, at 9:30 a.m.

Present: Margaret Ruxton, Mervin Conlan and John McGary

Quorum present

Chairperson: Margaret Ruxton, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-1817	Paul Weber	A.V.Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1805	Spina Riccardo	Denied-No Show
2009-1821	Mission Crescent Holdings LLC	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0099	Denis Odonovan	Postponed
2009-1534	Toy Real estate Investment Co	Postponed
2009-1535	John Pau	Postponed
2009-1537	Balgobind Jaiswal	Postponed
2009-1803	Howard Dewar	Withdrawn
2009-1806	Michael Kelly	Withdrawn
2009-1807	Simon Chen	Postponed

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There being no further business, the Board, at the hour of 10:30 a.m., recessed to reconvene Wednesday, September 9, 2010 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, September 9, 2010

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, September 09, 2010 To Thursday, September 09, 2010
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0415
APPLICANT:	NORRIS, JENNIFER
PARCEL NO.:	5685 006A
PARCEL	0340 PRENTISS ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$950,000.00
APPLICANT'S	$341,428.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, September 9, 2010, at 9:30 a.m.

Present: Jeffrey Morris, Diane Robinson and Greg Blaine

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Quorum present

Chairperson: Jeffrey Morris, Presiding

Deputy City Attorney Marie Blits

The following listed applicant for change in the assessed valuation of property affecting the 2009 tax year having been present, the Board heard evidence and testimony from both parties regarding transfer of a base year value to a replacement dwelling. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-0415	Jennifer Norris	Continued to 10/15/10

There being no further business, the Board, at the hour of 11:00 a.m., recessed to reconvene Friday, September 10, 2010 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, October 5, 2010

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, September 09, 2010 To Thursday, September 09, 2010
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1246
APPLICANT:	WOLFE, THOMAS
PARCEL NO.:	0977 021
PARCEL	2839 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,234,548.00
APPLICANT'S	$4,094,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1337
APPLICANT:	PROKOPTSEVA, YGVGENIYA
PARCEL NO.:	7526 002
PARCEL	5696 DIAMOND HEIGHTS BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,163,613.00
APPLICANT'S	$465,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1535
APPLICANT:	444 DE HARO-VEF VI LLC
PARCEL NO.:	3979 001
PARCEL	0444 DE HARO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$35,373,600.00
APPLICANT'S	$10,612,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1692
APPLICANT:	ZHANG, GUO AN
PARCEL NO.:	6051 010C
PARCEL	0331 WAYLAND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$594,274.00
APPLICANT'S	$520,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2119
APPLICANT:	YUEN FAMILY TRUST
PARCEL NO.:	1407 049
PARCEL	0325 26TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,323,140.00
APPLICANT'S	$2,504,040.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2192
APPLICANT:	YUEN FAMILY TRUST
PARCEL NO.:	1407 049
PARCEL	0325 26TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,319,100.00
APPLICANT'S	$2,500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2306
APPLICANT:	KWAN, ALLEN MAN NG
PARCEL NO.:	2307 019
PARCEL	3138 SANTIAGO ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$387,373.00
APPLICANT'S	$300,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2323
APPLICANT:	GIOUZELIS, CHRIS
PARCEL NO.:	5423A015
PARCEL	1970 CARROLL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,244,611.00
APPLICANT'S	$1,795,644.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2324
APPLICANT:	GIOUZELIS, CHRIS
PARCEL NO.:	5423A015
PARCEL	1970 CARROLL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,289,501.00
APPLICANT'S	$1,831,555.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2365
APPLICANT:	GIOUZELIS, CHRIS
PARCEL NO.:	5423A015
PARCEL	1970 CARROLL AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,200,600.00
APPLICANT'S	$1,795,644.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, September 9, 2010, at 1:30 p.m.

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Present: Margaret Ruxton, Mervin Conlan and John McGary

OCT -7 2010

Quorum present

Chairperson: Mervin Conlan, Presiding

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The following listed applicant for change in the assessed valuation of property affecting the 2008 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

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Appeal No.	Name	Disposition
2008-1246	Thomas Wolfe	A.V.Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2008 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2008-1692	Guo An Zhang	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1337	Ygvgeniya Prokoptseva	Postponed
2008-1535	444 De Haro-VEF VI LLC	Postponed
2008-2119	Yuen Family Trust	Postponed
2008-2192	Yuen Family Trust	Postponed
2008-2306	Allen Man Ng Kwan	Postponed
2008-2323	Chris Giouzelis	Withdrawn
2008-2324	Chris Giouzelis	Withdrawn
2008-2365	Chris Giouzelis	Withdrawn

There being no further business, the Board, at the hour of 2:55 p.m., recessed to reconvene Monday, October 4, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Monday, October 4, 2010

Phone: (415) 554-6778
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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, September 10, 2010 To Friday, September 10, 2010
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1994
APPLICANT:	ELEVATED INVESTORS II LLC
PARCEL NO.:	0327 026
PARCEL TOPIC:	0150 POWELL ST,
CURRENT ASSESSMENT:	$60,496,094.00
APPLICANT'S	$21,725,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0143
APPLICANT:	GARCIA, JOHN
PARCEL NO.:	3557 047
PARCEL	0315 0319 CHURCH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,300,000.00
APPLICANT'S	$950,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2995
APPLICANT:	TIAA CREF
PARCEL NO.:	0238 007
PARCEL	0475 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$59,172,958.00
APPLICANT'S	$29,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3025
APPLICANT:	FAIRFIELD RESORTS INC
PARCEL NO.:	0282 022
PARCEL	0750 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$64,473,199.00
APPLICANT'S	$46,390,137.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3305
APPLICANT:	W2007 HWD REALTY, LLC
PARCEL NO.:	3738 011
PARCEL	0301 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$74,321,860.00
APPLICANT'S	$22,323,300.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, September 10, 2010, at 1:42 p.m.

Present: Lawrence Lee, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2007 supplemental value being present, the Board heard evidence and testimony from both parties regarding the change in ownership at issue. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-0143	John Garcia	Continued for approximately 60 days

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1994	Elevated Investors II, LLC	Postponed
2009-2995	TIAA CREF	Withdrawn
2009-3025	Fairfield Resorts, Inc.	Postponed
2009-3305	W2007 HWD Realty, LLC	Postponed

There being no further business, the Board, at the hour of 2:35 p.m., recessed to reconvene Tuesday, September 14, 2010 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board September 14, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
TUESDAY, SEPTEMBER 14, 2010
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to deliberate and take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0478
APPLICANT:	HASLER, WILLIAM
PARCEL NO.:	2417 008A
PARCEL ADDRESS:	2571 16TH AVE,
TOPIC:	Base Year/Change in Ownership
CURRENT ASSESSMENT:	$524,516.00
APPLICANT'S OPINION:	$207,052.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

B) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1735
APPLICANT:	SZE, FUNG CHUN
PARCEL NO.:	1891 024
PARCEL ADDRESS:	1590 46TH AVE,
TOPIC:	Base Year/Change in Ownership

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CURRENT ASSESSMENT:	$554,327.00
APPLICANT'S OPINION:	$348,600.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
TUESDAY, SEPTEMBER 14, 2010
1:30 PM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to review additional documents submitted per Board's request, continue deliberating and take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION 2008-2061

APPLICANT:	SHR ST FRANCIS LLC.
PARCEL NO.:	0307 001
PARCEL ADDRESS:	0301 - 0345 POWELL ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$307,800,000.00
APPLICANT'S OPINION:	$240,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

B. APPLICATION 2008-2062

APPLICANT:	SHR ST FRANCIS LLC
PARCEL NO.:	0307 013
PARCEL ADDRESS:	0455 POST ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$102,600,000.00
APPLICANT'S OPINION:	$55,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, September 14, 2010, at 1:55 p.m.

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Present: Lawrence Lee, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Lawrence Lee, Presiding

With public present for comment, the Board went into closed session at the hour of 2:02 p.m. to review parties' additional documents as requested by the Board and to continue deliberating the below listed applications affecting the 2006 supplemental assessment.

At the hour of 2:58 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2061	SHR St. Francis, LLC	Continued; clerk to reschedule parties for further evidentiary hearing
2008-2062	SHR St. Francis, LLC	Same as above

There being no further business, the Board, at the hour of 3:02 p.m., recessed to reconvene Wednesday, October 6, 2010, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, October 5, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
WEDNESDAY, SEPTEMBER 22, 2010
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to review additional documents submitted per Board's request, continue deliberating and take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION 2008-2355

APPLICANT:	LUCERO LLC
PARCEL NO.:	3614 030
PARCEL ADDRESS:	1009 - 1011 S SOUTH VAN NESS AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$54,743.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

B. APPLICATION 2008-2356

APPLICANT:	LUCERO LLC
PARCEL NO.:	3617 030
PARCEL ADDRESS:	0971 - 0975 GUERRERO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,300,000.00
APPLICANT'S OPINION:	$76,719.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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C. APPLICATION 2009-0140

APPLICANT:	LUCERO LLC
PARCEL NO.:	3617 025
PARCEL ADDRESS:	3382 - 3384 22ND ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$950,000.00
APPLICANT'S OPINION:	$63,193.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

D. APPLICATION 2009-6180

APPLICANT:	LUCERO LLC
PARCEL NO.:	6571 022
PARCEL ADDRESS:	3333 - 3335 26TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,090,000.00
APPLICANT'S OPINION:	$61,164.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

E. APPLICATION 2009-6309

APPLICANT:	LUCERO LLC
PARCEL NO.:	4148 003
PARCEL ADDRESS:	1010 ALABAMA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$850,000.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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